



# **Googong DCP**

## **Parts 1 and 2**

### **Preliminary, Context and Amendment Schedule**

<b>Principal plan adopted by Council:</b>	<b>13 October 2010</b>
<b>Document ID:</b>	<b>891000</b>

# Googong DCP – Parts 1 and 2 – Preliminary, Context and Amendment Schedule

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**Offices:** 144 Wallace St, Braidwood  
10 Majara St, Bungendore  
256 Crawford St, Queanbeyan

**Contact:** P: 1300 735 025  
E: [council@qprc.nsw.gov.au](mailto:council@qprc.nsw.gov.au)  
W: [www.qprc.nsw.gov.au](http://www.qprc.nsw.gov.au)

Googong DCP – Parts 1 and 2 – Preliminary, Context and  
Amendment Schedule

# Amendment Schedule

Amendment No.	Area subject to Amendment	Purpose	Resolution to exhibit	Adopt	Notification	Effective From
PRINCIPAL PLAN – Googong DCP SF 080579	Googong Township	Introduce Development Controls for the new township of Googong	Council 14 July 2010	13 Oct 2010	10 November 2010	9 December 2010
1 SF 080579	Googong Township	Minor amendment to controls for single dwellings and changes to format and structure	PDRC 10 April 2013	12 June 2013	18 June 2013	18 June 2013
2 SF 130026/01	Googong Neighbourhood 1B and Talpa	Neighbourhood Structure Plans added for Neighbourhood 1B and Talpa	PDRC 24 September 2014	12 Nov 2014	18 November 2014	18 November 2014
3 SF 140266	Googong	Includes controls for small lots and studio dwellings	PDRC 10 Dec 2014	8 April 2015	17 April 2015	9 November 2015
4 SF 150204	Bunyip	Neighbourhood Structure Plans for Bunyip (44 & 64 Googong Road) added	PDRC 13 May 2015	8 July 2015	24 July 2015	24 July 2015
5 SF 150408	Neighbourhood Centre 1	Neighbourhood Structure Plans for NH 1 added & Part 10 amended	PDRC 9 Sept 2015	11 Nov 2015	13 Nov 2015	13 Nov 2015
6 SF 160113	Googong Neighbourhood 2	Neighbourhood 2 Structure Plans added	26 Oct 2016	14 Dec 2016	20 Dec 2016	20 Dec 2016
7 SF 180210	Googong	Minor amendments and updates  Neighbourhood Structure Plans for Sunset Estate	10 Oct 2018	28 Nov 2018	11 Dec 2018	11 Dec 2018

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Amendment No.	Area subject to Amendment	Purpose	Resolution to exhibit	Adopt	Notification	Effective From
8	Googong Neighbourhoods 3 to 5	Neighbourhood Structure Plans added for NH 3 to 5  Minor amendments and updates	11 March 2020	13 May 2020	27 May 2020	27 May 2020
9	Updated relevant Parts to update references to <i>Queanbeyan-Palerang Regional Local Environmental Plan 2022</i>	Update to reflect <i>Queanbeyan-Palerang Regional Local Environmental Plan 2022</i>	10 June 2020	9 Sept 2020	14 November 2022	14 November 2022
10	Part 10 Town Centre and Neighbourhood Centres	Update Structure Plans and controls for the Town Centre and Neighbourhood Centres	22 March 2023	24 May 2023	25 May 2023	25 May 2023

# Part 1 - Preliminary

## 1.1. Introduction

This Googong Development Control Plan (GDGP) provides a framework to guide future development of the new township of Googong. The document specifies natural area and built form controls for the various areas and elements of the new town. It sets in place urban design guidelines to achieve the vision for Googong as a vibrant community and as a place to live, work and visit.

This GDGP is broadly based on the Googong Master Plan, prepared by Queanbeyan City Council based on the CIC Australia Master Plan.

This GDGP has been prepared in accordance with the requirements of Clause 6.3 of the *Queanbeyan-Palerang Regional Local Environment Plan 2022 (QPRLEP 2022)* which requires that Council must not grant consent to development of land in Googong unless a Development Control Plan has been prepared providing the detailed objectives and controls for the development of the area.

Amendments to this DCP will be ongoing by Council in the future to ensure that timely growth is accommodated through approval of further Neighbourhood Structure Plans and any changes required to accommodate longer term development in the town/neighbourhood centre/s.

## 1.2. Citation

This Plan may be cited as the Googong Development Control Plan (GDGP).

## 1.3. Land Covered by this DCP

This Plan applies to the land identified on Map 2 of Googong Locality Map at the end of Part 1 of this GDGP.

## 1.4. Development within Googong

This GDGP applies to all development illustrated in Map 2, with the exception of development listed as either Exempt or Complying under the *QPRLEP 2022*, Part 3 and Schedule 2 and 3. The Queanbeyan Development Control Plan 2012 also applies to Googong development where the GDGP is silent, for example secondary dwellings.

*The State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* applies. The Code identifies development which may be carried out as complying development. For more detailed information refer to the NSW Legislation website <https://legislation.nsw.gov.au/browse/inforce#/epi/title/s>

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## 1.5. Date of Approval and Commencement of this DCP

The Principal Plan was adopted by Queanbeyan City Council on 14 July 2010 and came into effect on 9 December 2010. This document is subject to constant review and update.

## 1.6. Aims and Purpose of this DCP

This document is a Development Control Plan prepared under Division 3.6 of the *Environmental Planning and Assessment Act 1979*, and in accordance with the relevant Regulations to the Act and Clause 6.3 of the *QPRLEP 2022*. The purpose of this DCP is to provide background, objectives, and controls and design criteria to achieve desirable development outcomes in line with Council's vision for the new town of Googong.

## 1.7. Variation to this DCP

The controls contained in this DCP should be complied with. However, there may be outstanding circumstances (context or site specific) where a minor variation in development standards may be justified.

Council may consider variations to developments standards where it is demonstrated that the objectives of the DCP and the objectives of the particular development standard can be achieved without detriment.

Any applicant wishing to vary a standard in this DCP must request a variation in writing, providing a detailed justification for the request and evidence that a better design outcome will result from the variation. Council will not approve any variation unless it is fully satisfied with the argument for non-compliance.

## 1.8. Relationship to Other Planning Instruments and Policies

This DCP supports the *QPRLEP 2022* which came into effect on 14 November 2022. This DCP provides further detailed objectives and design guidelines and controls for the development of the new town of Googong.

Accordingly, it shall be read in conjunction with the *QPRLEP 2022* and other relevant planning instruments and policies that are current at the time of submission of a development application.

The following provisions of the *QDCP 2012* are adopted by the Googong Development Control Plan:

Part 1 Section 1.8

Part 2 Sections 2.1, 2.2 with the exception of Clause 2.2.5(1)(c), 2.3, 2.4, 2.5, 2.6, 2.7, 2.9 and 2.12.

Part 3B – Secondary Dwellings in Residential Zones

You can find out the relevant instruments that apply to your site by obtaining a Planning Certificate from Council or by visiting Council's offices. The onus is on any prospective applicant to check with Council if there are any relevant additional or updated documents relating to the town that shall be considered when making a development application.

## 1.9. How to use this DCP

Each Part of this DCP must be read and understood to guide applicants in the preparation of any development applications in the new township of Googong. A summary of the purpose of each Part is shown below.

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## **Part 2 – Context**

Part 2 of this DCP contains a background and contextual analysis of the study area. It is intended to show the user of the document, the basis on which the development controls in the DCP were formulated.

After considering the relationship between the development site and its broader urban context, applicants are to use Parts 3 to 10 of this DCP to determine the controls that apply to the site.

## **Part 3 – The Master Plan**

Part 3 provides the framework for the development of Googong. This is done with the Master Plan providing the overarching structure for the town, the Staging Plan then details when the land is to be released for development and the Neighbourhood Structure Plan sets out the detailed layout for each new release area.

This Part describes the objectives for future development, the vision for housing diversity and walkable neighbourhoods, public open space systems, community facilities, new centres, movement networks, essential infrastructure, neighbourhood plans and sustainability targets.

## **Part 4 – Subdivision Controls**

This Part incorporates design principles and controls for subdivision. It also contains design requirements for the provision of a range of residential uses, including large rural residential sites.

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

This Part of the DCP identifies the various public domain elements to be incorporated into the new township and includes visions and guidelines for street hierarchies, public transport and cycle networks, street types and streetscapes, parks and open spaces, public domain advertising and signage and public art.

## **Part 6 – Single Dwellings, Alteration/Additions**

This Part contains development objectives and controls that apply generally to single dwellings, alterations/additions within Googong and includes the streetscape and building design, cut and fill, solar access, site facilities, privacy, design requirements for car parking and garages, safety and security and waste management.

## **Part 7 – Small Lots, Studio Dwellings, Multi-Dwelling Housing, Dual Occupancies and Residential Flat Buildings**

This Part contains additional built form controls that apply to small lot housing of 130-330m<sup>2</sup>, studio dwellings and multi dwelling housing, dual occupancies and residential flat buildings.

## **Part 8 – Environmental Management**

This Part includes objectives and controls in relation to general environmental management issues to apply to all development at Googong.

## **Part 9 – Advertising Signage**

This Part contains objectives and development controls for advertising signage at Googong.

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## Part 10 – Googong Town Centre and Neighbourhood Centres

This Part contains objectives and controls for the ‘focal points’ within the new township such as the Googong Town Centre and Neighbourhood Centres.

### Appendices 1 & 2, 3, 4, 5, 6, 7, 8, 9 and 10

These Parts contains the appendices such as glossary of terms and Master Plan Maps and Neighbourhood Structure Plans.

#### 1.10. Pre DA Process

Discussions with Council are encouraged at an early stage in the development proposal process to formulate and agree on the overall design approach before a detailed design is developed.

Council’s Development Coordination Review (DCR) Panel meets every fortnight and you are invited to contact Council to discuss your proposal and if required, to book an appointment for a DCR meeting where you can present your concept.

You will need to provide as a minimum the following information prior to your DCR meeting:

- 1) Detailed site and site analysis plans (A3 or A4 format)
- 2) Floor plans including setbacks (A3 or A4 format)
- 3) Elevations including orientation (A3 or A4 format)
- 4) Calculations of the site coverage and floor space ratio
- 5) Demonstration that you have considered the design quality principles set out in *State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development* (where relevant)

#### 1.11. Development Application Submission Requirements

Queanbeyan-Palerang Regional Council is the consent authority with respect of approvals to develop land (except complying development where approval may be obtained from Council or an accredited certifier).

You should enquire with Council staff to check whether your proposal requires Council’s development consent.

Consent is not required for certain development prescribed as Exempt Development under Schedule 2 of the *QPRLEP 2022* or Exempt Development under *State Environmental Planning Policy (Exempt and Complying Codes) 2008*.

#### 1.12. Development Application Forms

All development applications must be accompanied by a completed application form for Development Consent. The development application must be accompanied by the following information:

- 1) Owners Consent

The consent of all owners of the property must be lodged with the development application. If the owner is a company or owners corporation, its Common Seal must be stamped over the signature/s, otherwise the Managing Director must sign and clearly indicate the ACN.

A fax copy followed up by an original owners consent letter is acceptable. Where you have recently purchased the land evidence of settlement of your land (not exchange of contracts) is required from your solicitor if Council records do not record your name as the owner. Please check with Council’s Rates Section prior to lodgement.

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## 2) Development Application Fees.

All relevant fees must be paid upon lodgement of the development applications.

## 3) Disclosure of Political Donations and Gifts Statement to Council.

The reference on the development application form referring to 'Disclosure of Political Donations and Gifts Statement to Council' is to be completed by ALL applicants and owners.

## 4) Information Required for a Development Application.

A site analysis plan is required to accompany all development applications for multi dwelling housing.

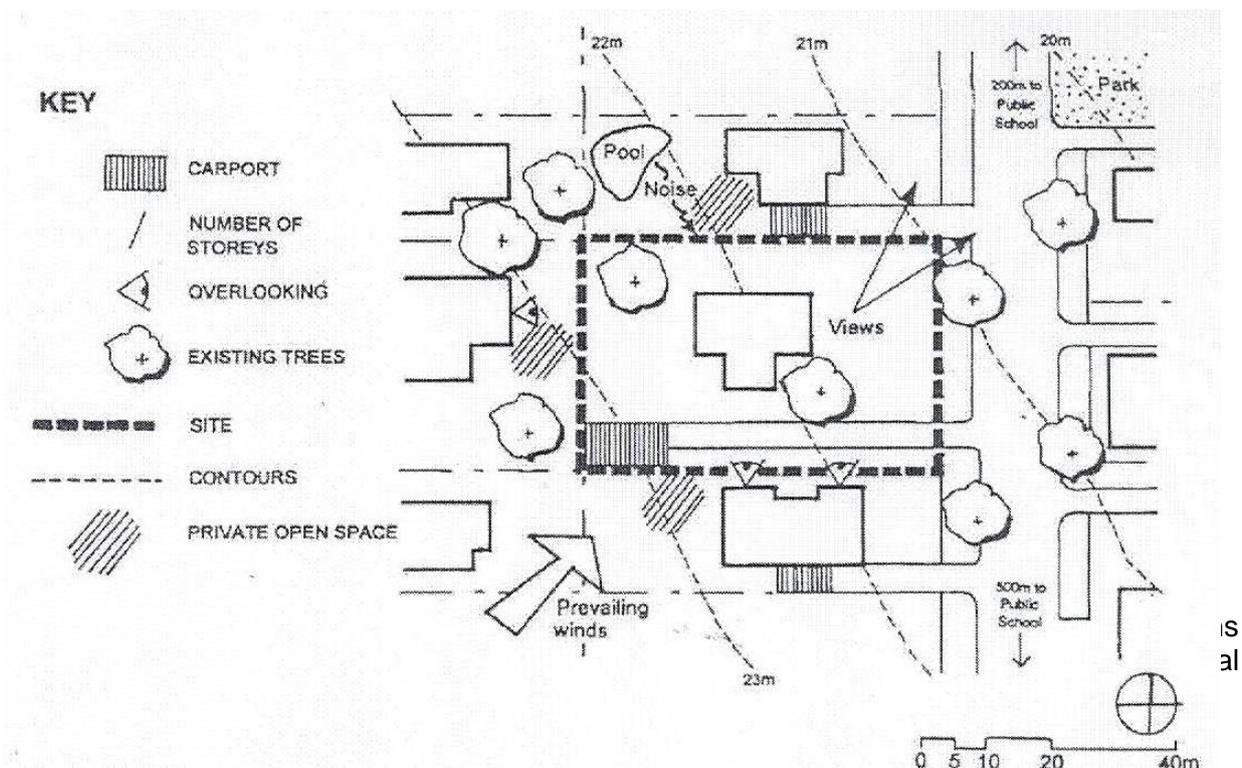
A site analysis is the process of examining and recording the opportunities and constraints to the potential development of the site, including consideration of how such development may best achieve compatibility with the existing and likely future urban character of the locality.

A site analysis should form the basis for the design of any development proposal to ensure that the best possible design for a site is achieved.

The amount of information required for a site analysis will vary depending on location, scale and complexity of the proposal.

Each application is required to demonstrate that site analysis has been undertaken. The preferred means to demonstrate that a site analysis has been undertaken is to provide an annotated diagram and if appropriate, commentary within an accompanying statement of environmental effects.

Figure 1: Example of a Site Analysis Plan



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- Details how the neighbourhood fits into the overall Master Plan
- Neighbourhood boundary outline
- Staging within the neighbourhood
- Road layout and hierarchy
- Public transport, pedestrian and bicycle network and connections
- Location of schools/educational establishments and community facilities
- Location of Public Open spaces
- Identification of drainage reserves and riparian corridors
- Opportunities for Water Sensitive Urban Design (WSUD)
- Location of any commercial centres
- Location of any major infrastructure
- Location of proposed small lot housing development
- Location of cultural heritage sites, threatened species, bushfire prone land and buffers
- Statement of compliance with commitments in applicable VPA
- Dwelling Lot Yield

## 1.14. Checklist for Subdivision Applications

The following plans and details are required:

- Site Analysis Plan (refer to Figure 1 above)
- Proposed Layout Plans – (three copies)

These plans shall:

- 1) Be prepared in not less than A4 and no greater than A1 in size.
- 2) Be of suitable scale 1:500 or 1:000 wherever possible). In cases where there is more than one sheet an overall plan at 1:4000 shall be submitted to illustrate the overall layout.
- 3) Include existing boundaries and lot or portion numbers in broken lines/lettering.
- 4) Show proposed boundary lines.
- 5) Show proposed dimensions and areas.
- 6) Show proposed lots consecutively numbered and include any easements and restricted development areas.
- 7) Show widths of all existing roads.
- 8) Show footpath and pavement widths of all proposed roads, proposed road widening and corner splays.
- 9) Show all proposed roads consecutively numbered.
- 10) Show the position of all intersecting adjoining property boundaries, existing roads or property boundaries of land on the opposite side of all existing roads adjoining the site.
- 11) Show all vegetation and trees on the subject property (separate plan).
- 12) Show contours in one metre intervals at Australian Height Datum.
- 13) Show all existing buildings, watercourses, drains, dams, swamps, easements, right-of-ways, structures or permanent improvements, heritage items.
- 14) Show all services.

## 1.15. Controls and Objectives

The objectives and controls for each matter are listed below. The controls are general statements of the means of achieving the objectives. They are not limiting in nature, and provide designers/applicants with opportunities to develop a number of different design solutions that achieve the objectives of the relevant matter.

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## 1.16. General Design

### Objectives

- 1) Subdivision design and density reflects the land capability, natural constraints and hazard of the land and is consistent with and enhances the character of the surrounding residential development

### Controls

- a) Consent must not be granted to a subdivision of land unless Council is satisfied that the density of the allotments to be created reflects the land capability, natural constraints and hazard of the land and is consistent with and enhances the character of the surrounding residential development.

Land should not be divided:

- i. In a manner which would prevent the satisfactory future division of land, or any part thereof;
- ii. If the proposed use is likely to lead to undue erosion of the land and land in the vicinity thereof;
- iii. Unless wastes produced by the proposed use of the land can be managed so as to prevent pollution of a public water supply or any surface or underground water resources;
- iv. Unless the development achieves the most efficient use of existing utility services (such as water supply and sewerage services), roads and streets. Where connection to sewer is not possible, the allotment shall be suitable for on-site effluent disposal without adverse effect on ground or surface water quality.
- v. If the size, shape and location of, and the slope and nature of the land contained in each allotment resulting from the division is unsuitable for the purpose for which the allotment is to be used;
- vi. Where the land is likely to be inundated by floodwaters;
- vii. where the proposed use of the land is the same as the proposed use of other existing allotments in the vicinity, and a substantial number of allotments have not been used for that purpose; and
- viii. If the division and subsequent use is likely to lead to the clearance of one or more significant trees.

Where any lot being created in a subdivision is of mixed title, the land held under Old System Title within that lot shall be brought under the Real Property Act.

## 1.17. Lot Size and Design

### Objectives

- 1) To provide subdivisions which are generally compatible with the urban suitability and capability of the land on which it is to be carried out on.
- 2) To provide layouts which encourage development compatible with the maintenance and enhancement of the existing urban and scenic character of Queanbeyan-Palerang Regional Council LGA.
- 3) To design subdivision layouts which maximise the potential use of public transport and non-residential uses.

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## Controls

- a) The density of allotments should maintain and promote the residential character of the area for infill subdivisions.
- b) Lot sizes should be compatible with the character of the surrounding area and are to comply with Clauses 2.6, 4.1, 4.1AA, 4.1D, 4.1E, 4.2, 7.24 and 7.25 in the *QPRLEP 2022* and the minimum area requirement as specified on the Lot Size Map.
- c) Lot sizes and lot layouts in urban release areas should take account of the environmental constraints of the area and be designed to conserve agricultural productive land (where applicable) and the retention of any significant natural features of the site.
- d) Lot sizes and lot layouts in urban release areas which increase potential resident density shall be sited in close proximity to public transport nodes and to commercial/community facilities.
- e) Lot size and lot layouts should reflect the servicing capacity of the area.

## 1.18. Flora and Fauna

### Objectives

- 1) To encourage subdivision which recognises the value of threatened species, populations and ecological communities and their habitats and which has a minimal impact on them.
- 2) To encourage subdivision design which recognises the value of native vegetation, particularly existing remnant trees and which provides measures to conserve and enhance it where practicable.
- 3) To encourage subdivision which comply with all applicable legislative requirements.

### Controls

- a) Submission to Council of a biodiversity development assessment report which complies with the *NSW Biodiversity Conservation Act 2016*.
- b) Application of any measures or amelioration measures identified in the *NSW Biodiversity Conservation Act 2016*.
- c) Implementation of design and construction measures to achieve the relevant provisions of the *QPRLEP 2022*.
- d) Native vegetation, particularly existing remnant trees which adds to the visual amenity of the locality and /or which is environmentally significant should be preserved in the design of the subdivision proposal.

## 1.19. Natural Hazards

### Objectives

- 1) To design and construct subdivisions which minimises the exposure of future residential development, residents and users to natural hazards such as slip, bushfire and flood.
- 2) To design and construct subdivisions which comply with all applicable legislative requirements.

### Controls

- a) Application of measures which minimises risks to future development and users from slip, bushfire, flood and other natural hazards.
- b) Implementation of design and construction measures designed to achieve and comply with the relevant provisions of the *QPRLEP 2022*.

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## 1.20. Contamination

### Objectives

- 1) To require subdivisions which minimise the risk of contamination to future residents.

### Controls

- a) Where required Implementation of measures designed to remediate land to a standard suitable for occupation.
- b) Implementation of measures designed to achieve and comply with the relevant provisions of the applicable local environmental plan.

## 1.21. Stormwater Management and Drainage

### Objectives

- 1) To ensure that stormwater and drainage systems for subdivisions or new allotments have sufficient capacity to cater for peak demand.
- 2) To ensure that subdivisions in new release areas have stormwater and drainage systems that maintain or improve pre-development flows in terms of quality and volume.

### Controls

- a) Stormwater and drainage systems shall be designed and engineered to meet the Objectives.

## 1.22.

### Aboriginal and European Heritage

### Objectives

- 1) To ensure that subdivisions respect and do not compromise heritage items, archaeological site, potential archaeological deposits or sites within identified heritage conservation areas.

### Controls

- a) Subdivision layouts which respect the heritage significance or heritage items or sites within heritage conservation areas.
- b) Subdivisions which are designed to preserve archaeological sites or potential archaeological deposits by siting them in future public areas away from works likely to adversely affect them.
- c) Measures undertaken as part of the subdivision to ensure compliance with any applicable statutory requirements.

## 1.23. Roads, Traffic (vehicles, cyclists, pedestrians) and Access

### Objectives

- 1) To minimise the establishment of traffic generating development along main and arterial roads.
- 2) To provide safe and convenient access to all residential subdivisions and all allotments within a residential subdivision.
- 3) To provide safe facilities for pedestrians.
- 4) To provide safe facilities for cyclists.
- 5) To provide facilities for users of public transport.

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## Controls

- a) Subdivisions designed so that allotments along a main and arterial road have access from a local or secondary road.
- b) Subdivisions designed to maximise the safety of pedestrians using the road reserve.
- c) Subdivisions which are designed to comply with any applicable legislative requirements.
- d) Provision of footpaths in accordance with the *Queanbeyan City Council Section 94 Contribution Plan (Googong) 2015*.
- e) Provision of an off road cycleway where required in accordance with the *Queanbeyan City Council Section 94 Contribution Plan (Googong) 2015*.
- f) Compliance with the design and engineering requirements applicable to roads, crossings, footpaths, cycleways, bus shelters and the like.
- g) Provision shall be made for coinciding physical and legal access to all proposed lots.

## 1.24. Solar Access and Lot Orientation

### Objectives

- 1) To provide good solar opportunities internally and externally for future development and residents.

### Controls

- a) Subdivision blocks and allotments which are orientated and have lengths and widths which provide opportunities for maximum solar efficiency when developed.

## 1.25. Service Provision

### Objectives

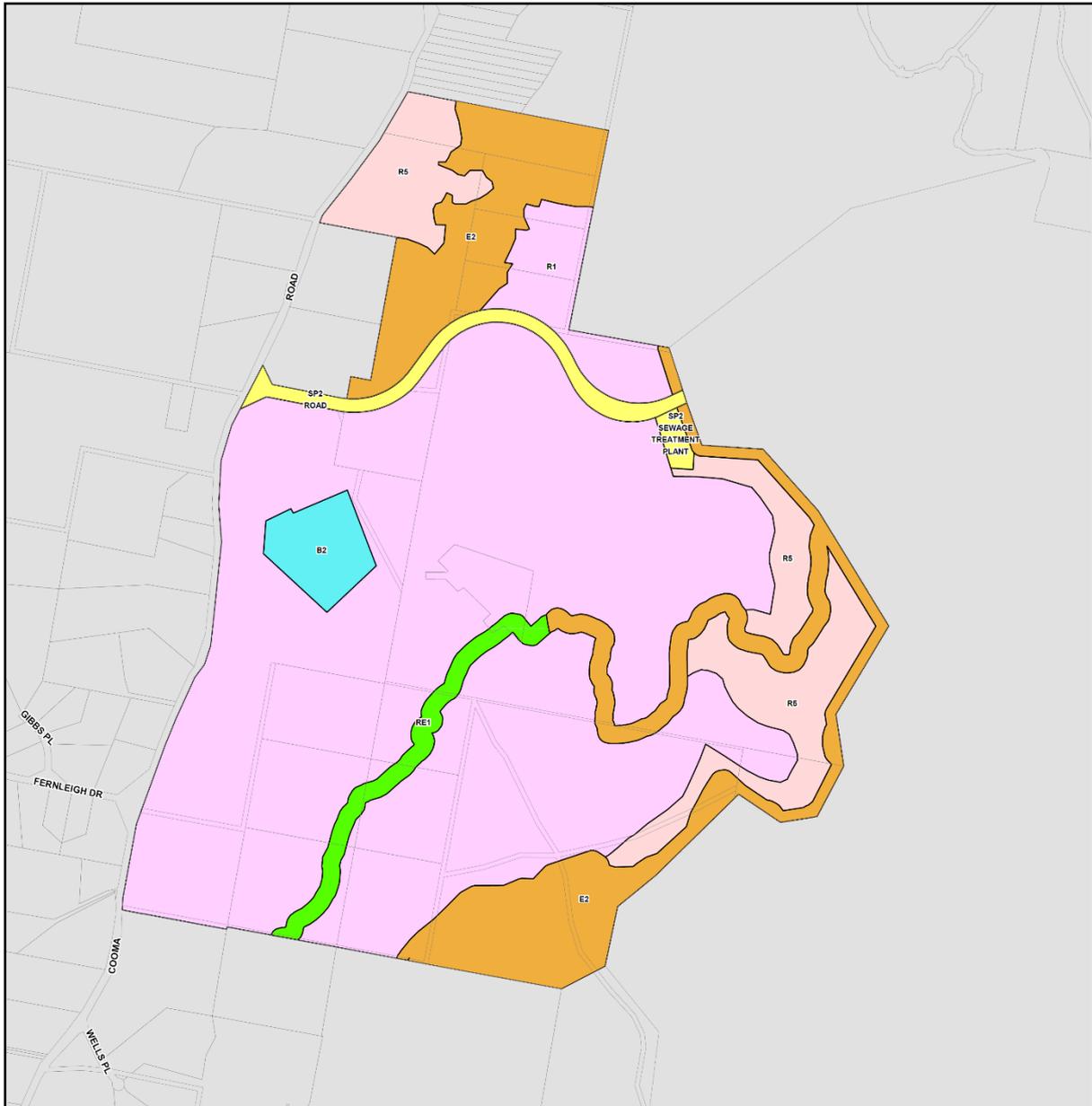
- 1) To ensure adequate services are available to cater for future development and peak demand.
- 2) To encourage subdivisions which are serviced by infrastructure designed to achieve sustainable outcomes.

### Controls

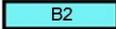
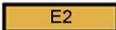
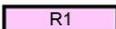
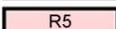
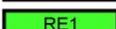
- a) Provision of all essential services including facilities for stormwater and sewerage disposal.
- b) Use of shared trenches.
- c) Use of infrastructure which reduces greenhouse gas emissions.
- d) Use of infrastructure which reduces water consumption.

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**Map 1: Map of Googong Township**  
Source: GLEP2009



## Zone

	B2	LOCAL CENTRE
	E2	ENVIRONMENTAL CONSERVATION
	R1	GENERAL RESIDENTIAL
	R5	LARGE LOT RESIDENTIAL
	RE1	PUBLIC RECREATION
	SP2	INFRASTRUCTURE

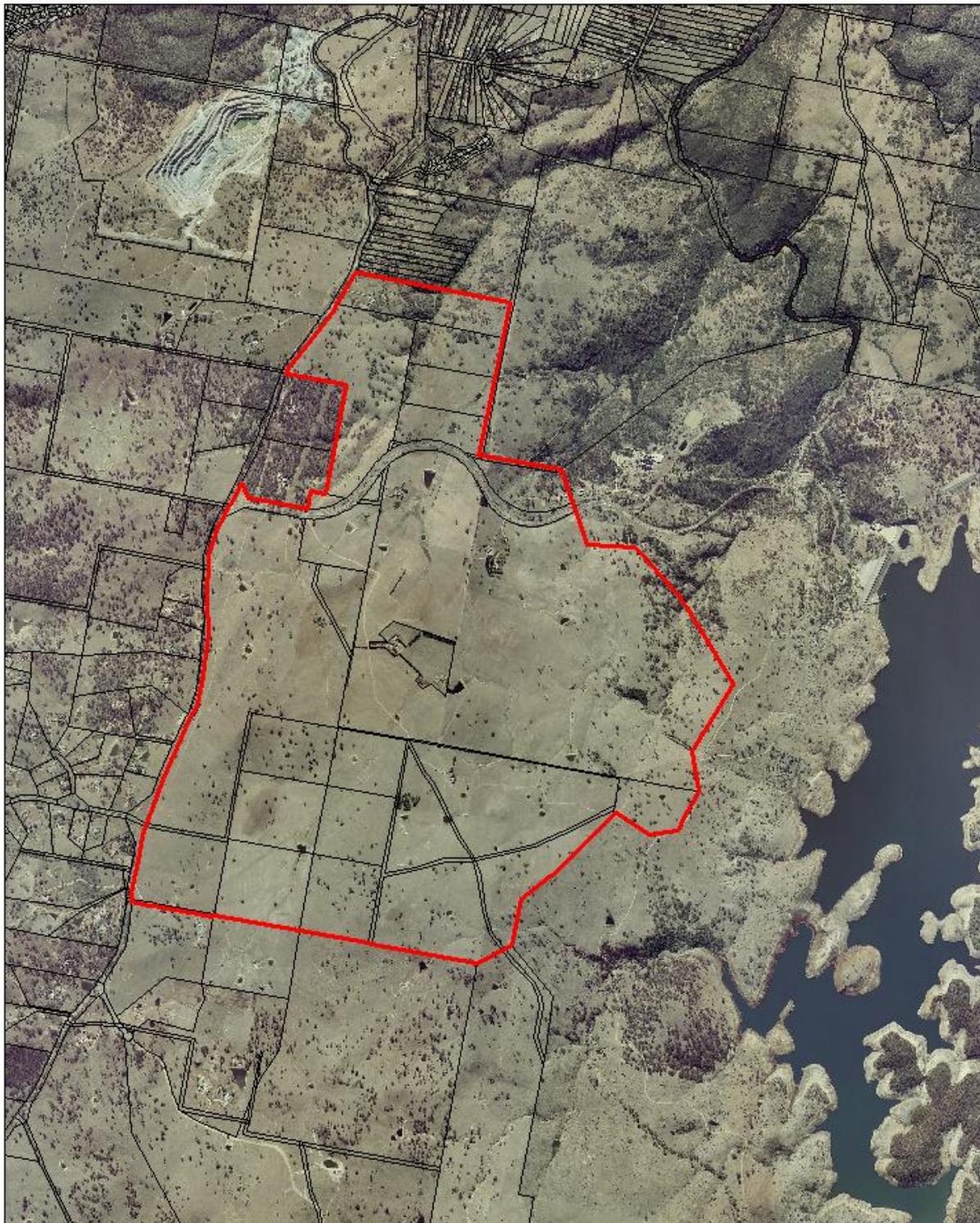
## Cadastre

	CADASTRE - DEPT OF LANDS
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**Map 2: Googong Locality Map**

Source: QCC 2010



Disclaimer:  
Map NOT guaranteed to be free from Omission or Commission.  
Data only valid at date of printing.

Scale 1: 30,000 at A4 size

Print Date: 26 May 2010  
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## Part 2 - Context

### 2.1. Regional Planning Context

Googong is located approximately 10 kilometres south of Queanbeyan. Queanbeyan is a regional centre and was identified as such in the Sydney-Canberra Corridor Regional Strategy.

Queanbeyan has experienced one of the highest growth rates in the region and, due to its strategic location adjacent to Canberra, is earmarked for significant additional growth over the next 25 years.

The Strategy aims to accommodate an extra 46,350 people in the region over the next 25 years. The Southern subregion of the Region has a current population of 61,400 and is projected to grow by 26,100 to 87,500.

The Strategy also stresses the importance of careful management of the environmental impacts of new settlements.

After Canberra City, Queanbeyan is the main employment centre for the southern subregion. Assessment of demand for employment lands carried out as part of the Strategy identified the need for an additional 130 hectares of new employment lands in the LGA over the next 25 years.

Queanbeyan City Council in 2006 prepared the Queanbeyan Residential and Economic Strategy at the request of the Minister of Planning. The purpose of this document was to prepare a long term residential and employment lands strategy to accommodate up to 25 years of residential and employment growth. In detail the purpose of the strategy was to:

- Outline a 25 year residential and economic land use strategy for Queanbeyan.
- Provide a framework for ongoing growth and prosperity of Queanbeyan whilst protecting key environmental attributes.
- Input into the Department of Planning's Sydney-Canberra Corridor Regional Strategy.
- Provide a basis for the future Queanbeyan Strategic Plan / Local Environmental Study and Local Environmental Plan.
- Give effect to the relevant key directions and strategies of the Queanbeyan Tomorrow Community Vision 2021.

The Strategy was endorsed by the Minister of Planning in April 2007 subject to a number of alterations to land uses in South Jerrabomberra and conditions relating to transport and infrastructure.

The Strategy had a target of 10,000 dwellings from release areas in Queanbeyan over the next 25 years and part of this need will be met by the Googong urban area.

The new town of Googong was identified as an excellent opportunity to provide a significant portion of this requirement.

The Strategy also recognises the growing importance of Queanbeyan as a location for government services and facilities, as evidenced by the recent decisions to construct a new hospital and state government office block.

The strategy was comprehensively reviewed in 2015 and a revised Strategy, known as the 'Residential and Economic Strategy 2015-2031' was adopted by Council on 9 December 2015

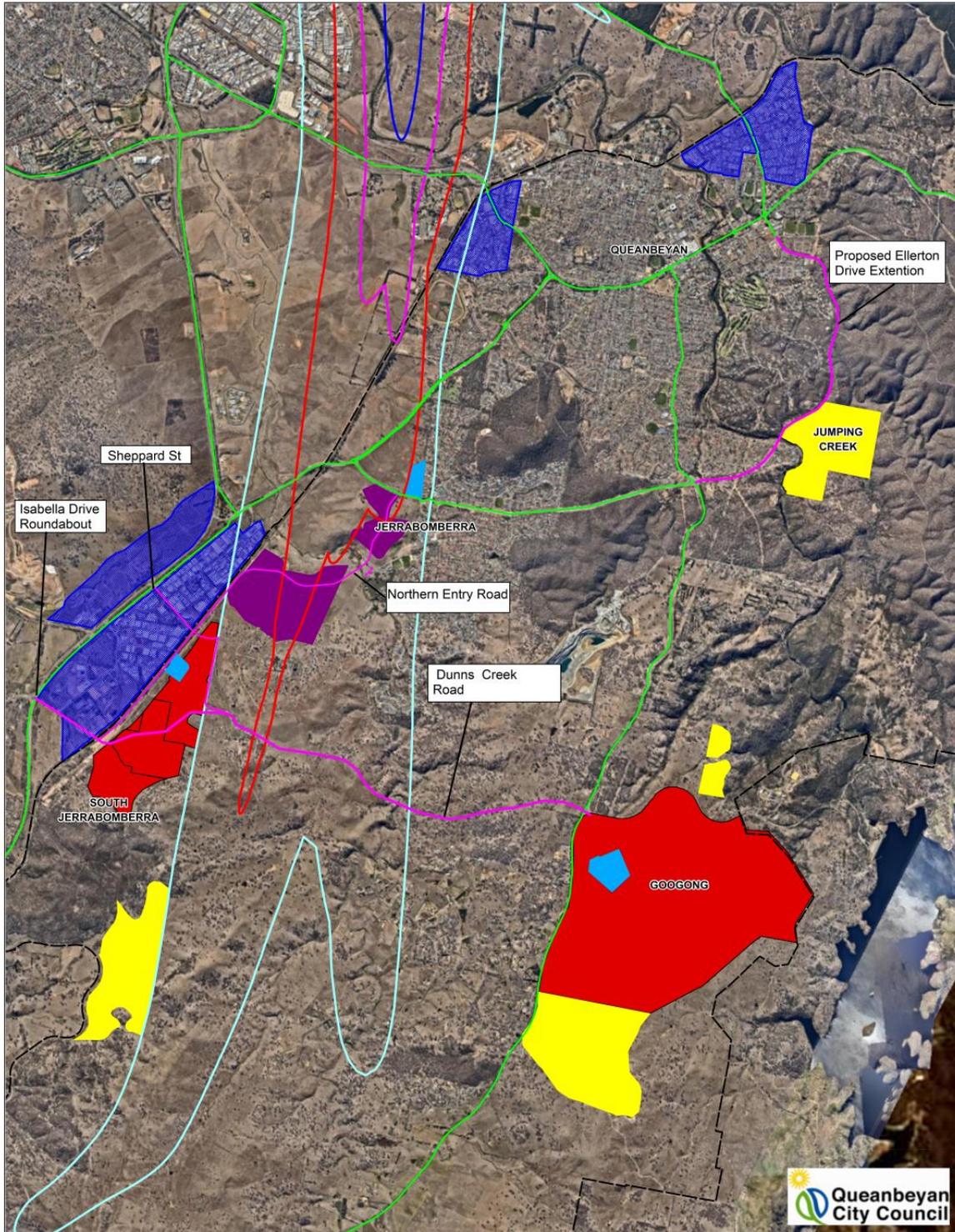
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and endorsed by the NSW Department of Planning and Environment on 24 July 2016. The revised strategy confirmed the previous target of 10,000 new dwellings within a 25 year time frame and established that there will be a sufficient supply of housing up to 2031.

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Map 3: Queanbeyan Residential and Economic Strategy 2015-2031



Urban Release		LGA	ANEF Contour
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Future Investigation		<span style="background-color: purple; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Employment	<span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px;"></span> 20
<span style="background-color: red; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Residential	<span style="background-color: blue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Industrial	<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Proposed Roads	<span style="border: 1px solid orange; display: inline-block; width: 15px; height: 10px;"></span> 25
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Commercial			<span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px;"></span> 30
<span style="border-bottom: 1px solid green; display: inline-block; width: 15px;"></span> Existing Roads			<span style="border: 1px solid darkblue; display: inline-block; width: 15px; height: 10px;"></span> 35

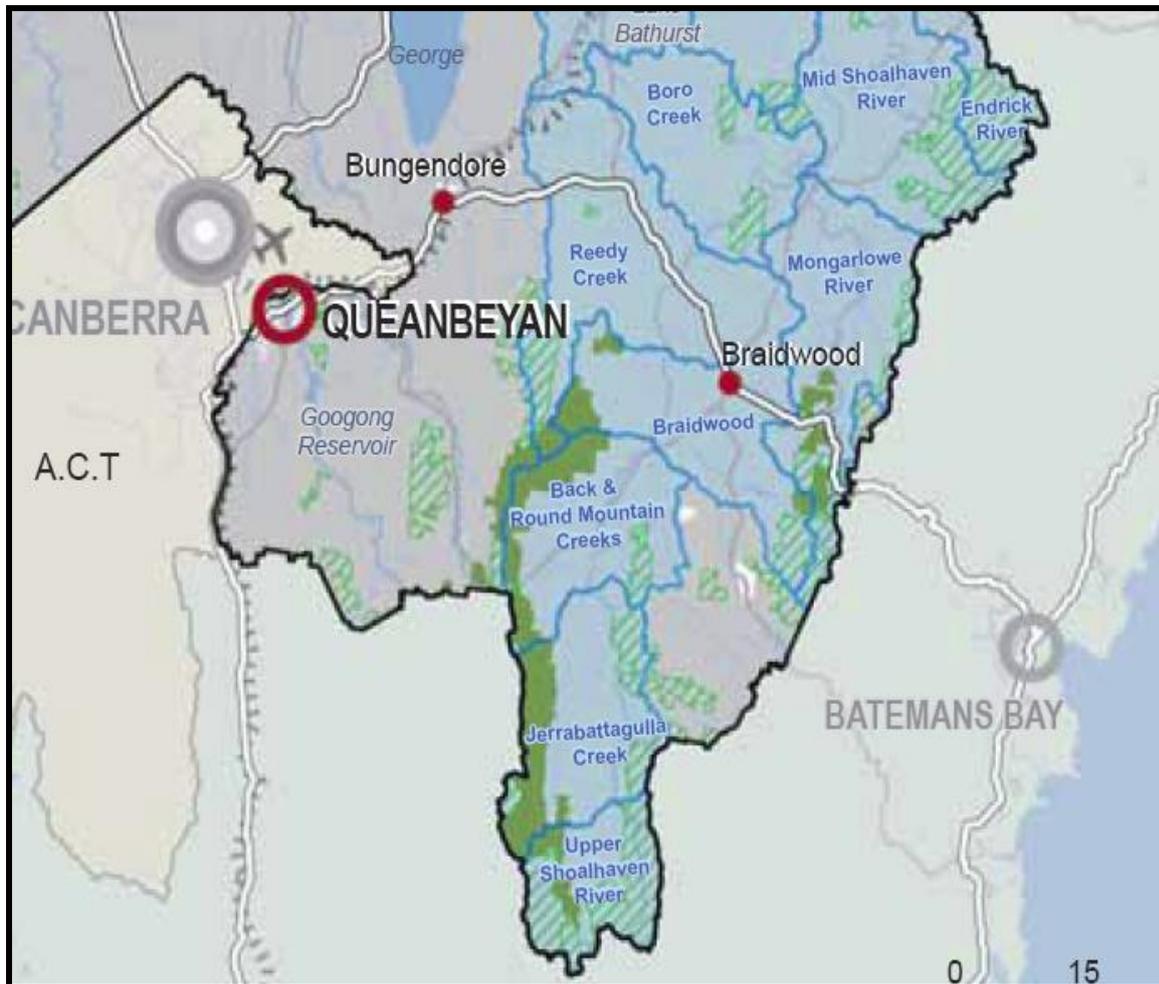
Queanbeyan Residential and Economic Strategy Review 2015 - 2031

Disclaimer: This map has been produced to assist individuals in determining land details within the city of Queanbeyan and the information contained in the map is made in good faith but on the basis that council or its staff are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking as the case may be action in respect of any representation. Statement or advice referred to above. This composite map should not be used for making decisions regarding land use. The official zoning maps should be viewed at the counter of the Better Living and Sustainability Department or alternatively by applying for a section 149 Planning Certificate

# Googong DCP – Parts 1 and 2 – Preliminary, Context and Amendment Schedule

## Map 4: Regional Plan

Source: NSW Department of Planning, Sydney-Canberra Corridor Regional Strategy, Residential and Economic Strategy 2031 – Addendum Report – December 2008.



## 2.2. Googong Today

The entire site in 2010 was pastoral land, with rolling hills and valleys, typical of the Monaro Region. The total site area is 1,339.5 hectares. It is currently undeveloped and comprises grazing land. The site is approximately 10 kilometres south of the Queanbeyan CBD, 4km south-east of Jerrabomberra and 23km from Canberra.

# Googong DCP – Parts 1 and 2 – Preliminary, Context and Amendment Schedule

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## Aerial Regional Context

Source: Googleearth.Com/Queanbeyan Council



## Images of Googong

