



# **Ordinary Meeting of Council**

**25 June 2025**

**UNDER SEPARATE COVER  
ATTACHMENTS**

**ITEM 9.2**

**QUEANBEYAN-PALERANG REGIONAL COUNCIL  
ORDINARY MEETING OF COUNCIL**

**ATTACHMENTS – 25 June 2025 Page i**

Item 9.2	DA.2023.0609 - 191 Googong Road, Googong - Torrens Title Subdivision Comprising 51 Residential Lots, Residue Lot and Open Spaces - Talpa Estate	
Attachment 1	Assessment Report - S4.15 - DA.2023.0609 - 191 Googong Road Googong .....	2
Attachment 2	Draft Conditions of Consent - DA.2023.0609 - 191 Googong Road Googong .....	80
Attachment 3	Plans - DA.2023.0609 - 191 Googong Road Googong .....	113

# QUEANBEYAN-PALERANG REGIONAL COUNCIL

## Council Meeting Attachment

25 JUNE 2025

ITEM 9.2            DA.2023.0609 - 191 GOOGONG ROAD, GOOGONG -  
                         TORRENS TITLE SUBDIVISION COMPRISING 51  
                         RESIDENTIAL LOTS, RESIDUE LOT AND OPEN SPACES  
                         - TALPA ESTATE

ATTACHMENT 1    ASSESSMENT REPORT - S4.15 - DA.2023.0609 - 191  
                         GOOGONG ROAD GOOGONG



## S4.15 ASSESSMENT REPORT - DA.2023.0609

### SUMMARY

<b>Proposal:</b>	Torrens title Subdivision comprising 51 residential lots, a residual lot and open space lots, associated roads, infrastructure, landscaping and tree removal and demolition of an existing dwelling house and outbuildings
<b>Address:</b>	191 Googong Road GOOGONG NSW 2620 and 19 Mol Crescent GOOGONG NSW 2620 Lot 333 DP 706066
<b>Property description:</b>	Part Lot 2 DP 826105 Lot 2 DP 1048621
<b>Applicant:</b>	The Village Building Co. Limited
<b>Owner:</b>	Talpa Country Estate Pty Limited
<b>Date of lodgement:</b>	08/12/2023
<b>Notification period:</b>	05/02/2024 to 04/03/2024
<b>Submissions received:</b>	3
<b>Assessment officer:</b>	Mary Kunang
<b>Estimated cost of works:</b>	\$10,500,000.00
<b>Zoning:</b>	R1 – General Residential and C2 – Environmental Conservation zone under the Queanbeyan-Palerang Regional LEP 2022
<b>Heritage:</b>	European heritage items not present Aboriginal artefacts present
<b>Flood affected:</b>	No
<b>Bushfire prone:</b>	Yes – Integrated Development
<b>Airport Operations (OLS):</b>	Yes
<b>Recommendation of officer:</b>	Approval subject to conditions of consent

### EXECUTIVE SUMMARY

The proposal seeks development consent for land subdivision to create Torrens title lots comprising of 51 residential lots, a residual lot and open space lots and construction of a road, associated infrastructure and services, landscaping and trees removal. The proposal also involves the demolition of an existing dwelling house and outbuildings on Lot 333 DP 706066, 191 Googong Road and the removal of the two existing driveways entrances to the property from Googong Road. The residential lots will each have a minimum size of 1,000m<sup>2</sup>. A residue Lot 42 is currently zoned



C2 – Environmental Conservation and R1 General Residential under the QPRLEP 2022 and dwelling house is not permitted within C2 zone. No development is proposed on the residue lot as part of this DA. Based on the applicant advice, this residual lot will be dedicated to Council as part of the large protected open space lot to the north-east.

A water detention pond is proposed which has been located on the alignment of the overland flow path to manage stormwater flows.

The proposal was required to be notified in accordance with QPRC's Community Engagement & Participation Plan from 05/02/2024 to 04/03/2024. Three (3) submissions were received. This is discussed later in the report.

The proposed development is integrated development under the provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the Environmental Planning and Assessment Regulation 2021. General Terms of Approvals (GTAs) were issued by the NSW Rural Fire Service under Section 100B of the Rural Fires Act 1997 and under Section 90 of the National Parks Wildlife Act 1974 by Heritage NSW.

The proposed development is suitably designed in recognition of constraints present upon the site and its context with surrounding land uses and as such is recommended for approval subject to conditions of consent.

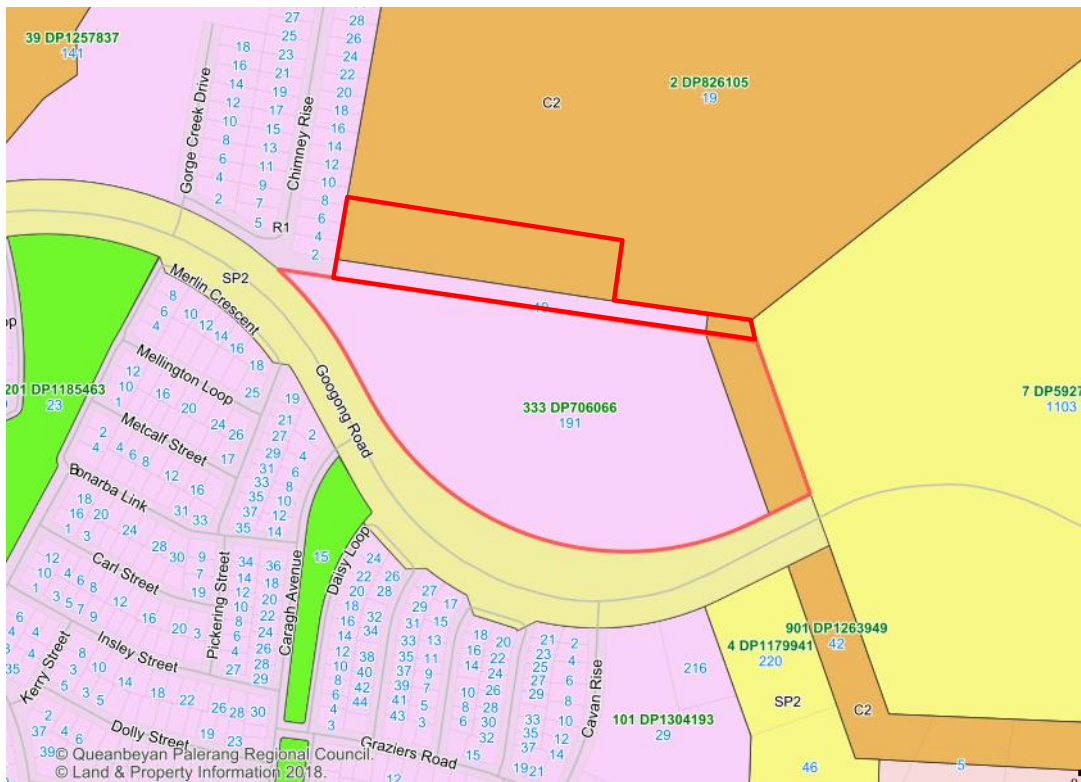
## BACKGROUND

- BA307/84 for a dwelling house approved by Council on 5/11/1984. Final Inspection Result issued by Council on Building Application Number BA-307-84 for Dwelling on 20 June 1985. The existing dwelling and outbuildings on site will be demolished as part of this DA.

## DESCRIPTION OF THE SITE AND LOCALITY

Description	Assessment
Legal Description	<ul style="list-style-type: none"> <li>Lot 333 DP 706066</li> <li>Part Lot 2 DP 826105</li> <li>Lot 2 DP 1048621</li> </ul>
Address	191 Googong Road GOOGONG NSW 2620 and 19 Mol Crescent GOOGONG NSW 2620 and is commonly known as Talpa Estate.
Location in relation to street	The subject site is located on the northern side of Googong Road.
Area	Lot 333 DP 706066 has an area of 10.36ha, Lot 2 DP 1048621 has an area of 9506m <sup>2</sup> and Lot 2 DP 826105 has an area of 199.7ha. However only small southern part of Lot 2 DP 826105 is included as part of this proposal, marked as "additional investigation area" in Figure 2 below. All residential lots confined within Lots 333 DP 706066 and Part Lot 2 DP 1048621 as shown in Figure 5 below.
Vegetation	The site contains pastured land and native trees which are proposed to be removed as part of this application. The proposal does not effect the vegetation in the northeastern part of the site.
Access	Vehicular access is available from Googong Road.
Existing development on the site	The site contains an existing dwelling house and outbuildings that are proposed to be demolished as part of this application. The subject land also contains a dam that is proposed to be removed.
Existing development within the locality	Existing development in the locality consists of residential developments within Googong Township to the south, residential developments within the Sunset subdivision area directly to the west, Googong Dam to the east, rural residential and farm land to the north. The existing residential lots within Sunset subdivision

	have minimum lot sizes of 1000m <sup>2</sup> similar to the proposed development of Talpa.
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**Figure 1: Locality plan – Development site highlighted in red**



**Figure 2: Aerial photography of the subject site**



Existing dwelling house and access to be demolished/ removed.





Outbuildings to be demolished.



View to the north



View to the west/ northwest





View to the south



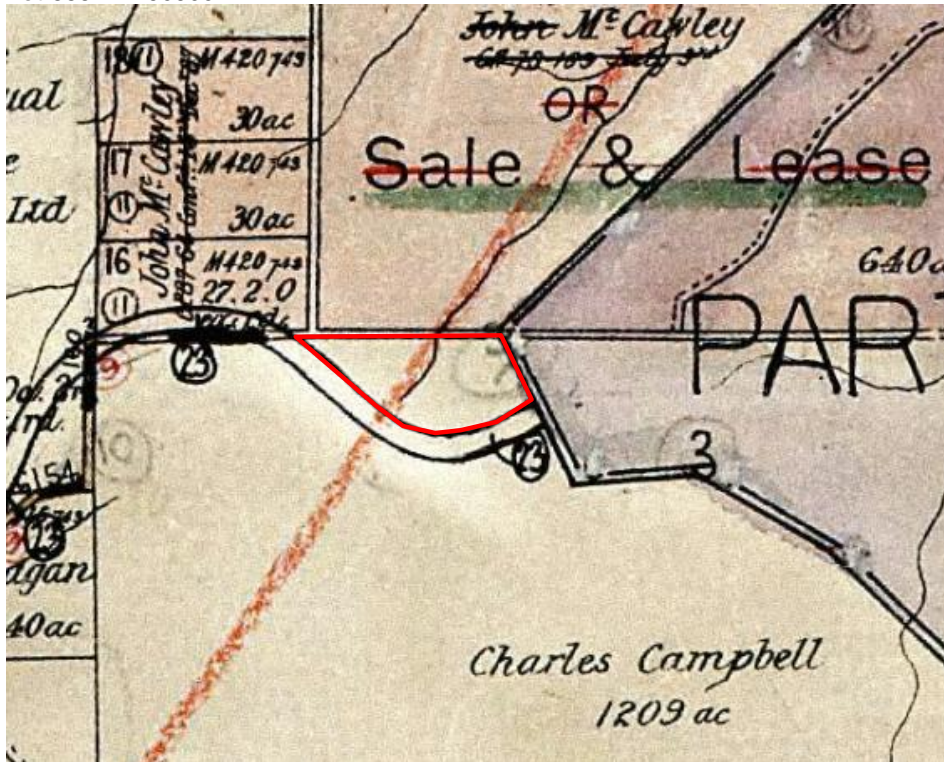
Googong dam to the east

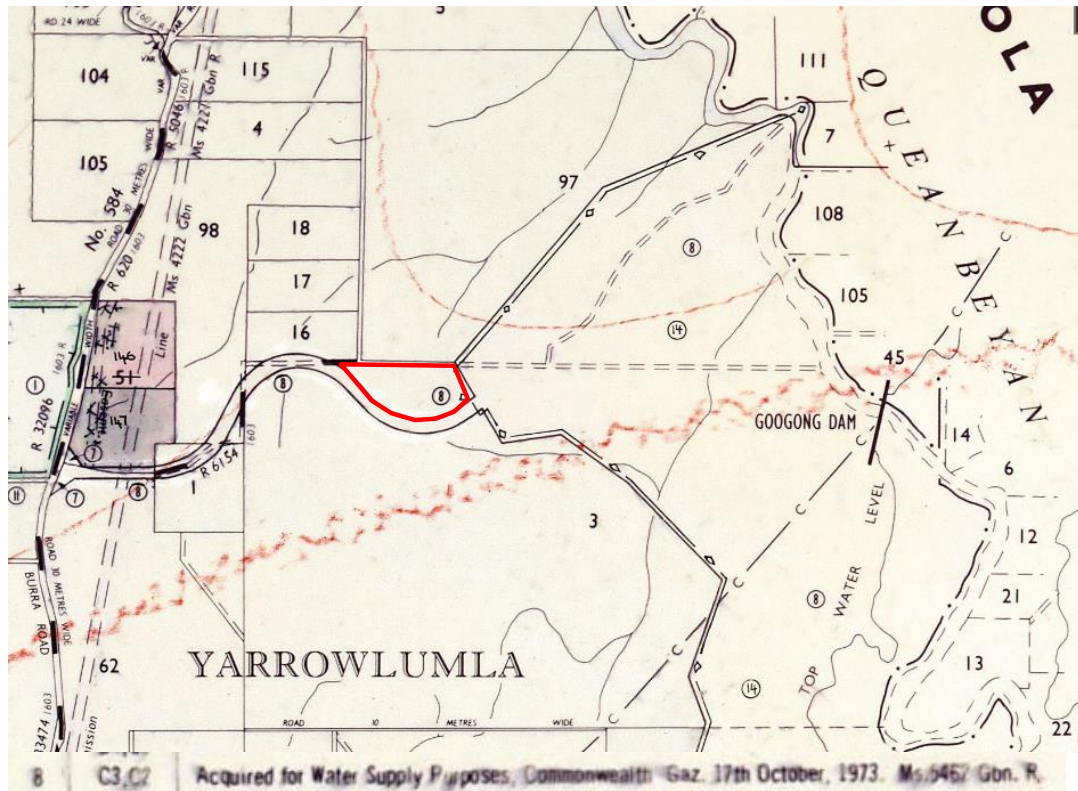
Figure 3: Site photos

### PROPERTY BURDENS AND CONSTRAINTS

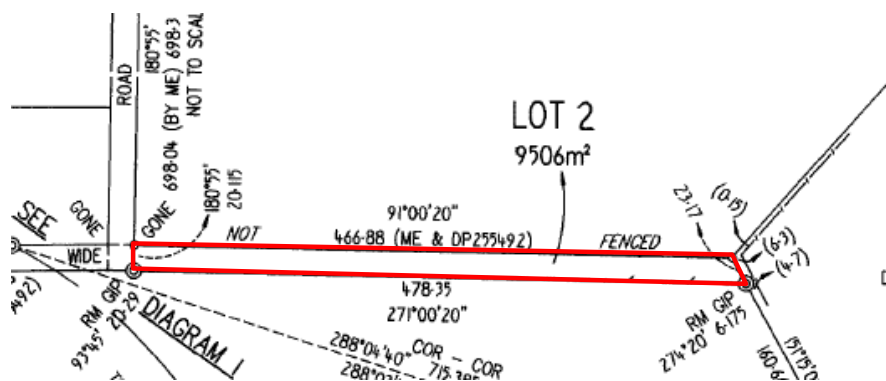
There are no easements or burdens on the land which could affect, or be affected by, the proposed development.

Lot 333 DP706066

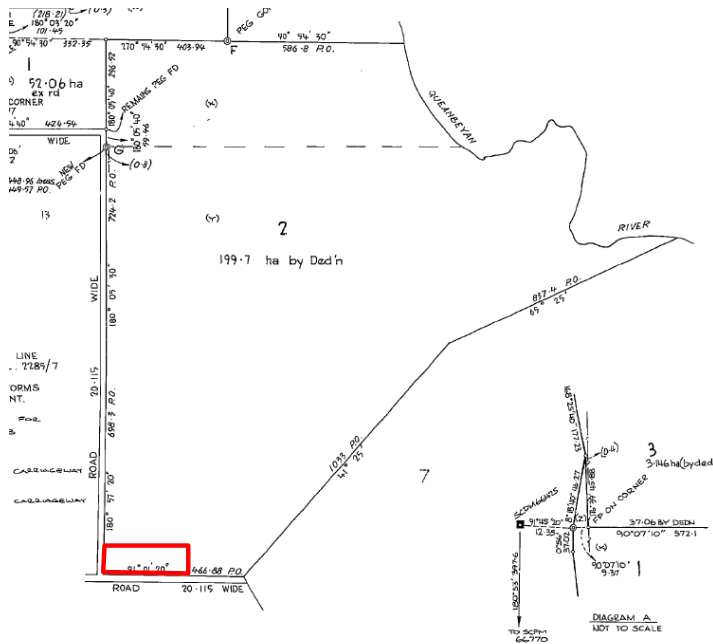




**Lot 2 DP 1048621**



**Part Lot 2 DP 826105**



**Figure 4: Deposited Plans for all 3 lots**

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval for the land subdivision to create Torrens title lots comprising of 51 residential lots, a residual lot and open space lots and construction of a road, associated infrastructure and services, landscaping and trees removal including the demolition of existing dwelling house and outbuildings.

The specific elements of the proposal are:

- Demolition of an existing dwelling house and outbuildings on Lot 333 DP 706066 and removal of the two existing driveways entrances to the property from Googong Road.
- Creation of 51 residential lots with minimum lot size between 1000m<sup>2</sup> to 1808m<sup>2</sup>.
- Creation of a residue Lot No. 42 within the part of land currently zoned C2 – Environmental Conservation and R1 General Residential under the QPRLEP 2022. The larger open space area on the north-eastern part of the site will form part of this residue lot and will be protected. Dwelling house is not permitted within C2 zone and Clause 5.3 of the QPRLEP 2022 does not apply to C2 zone. No development is proposed on this lot as part of this DA. This residue lot will be dedicated to Council.
- Creation of 3 open space lots.
- Construction of internal roads with access off Googong Road and 8m wide perimeter road (laneway 01) to provide suitable access for firefighting purposes. These roads do not traverse the vegetation in the northeastern extent of the site.
- Construction of estate signage at the intersection of the main road through the development and Googong Road.
- Construction of 1.5m and 2.5m path on either side of the proposed roads.
- Removal of an existing dam and construction of a water detention pond within the open space parkland which will be located on the alignment of the overland flow path to manage stormwater flows.
- Construction of a sewer pump station within the open space parkland near the water detention pond.
- Removal of all vegetation on the development site except for vegetation within the open space area on the north-eastern side which will be protected and retained.





Figure 5: Proposed subdivision plan

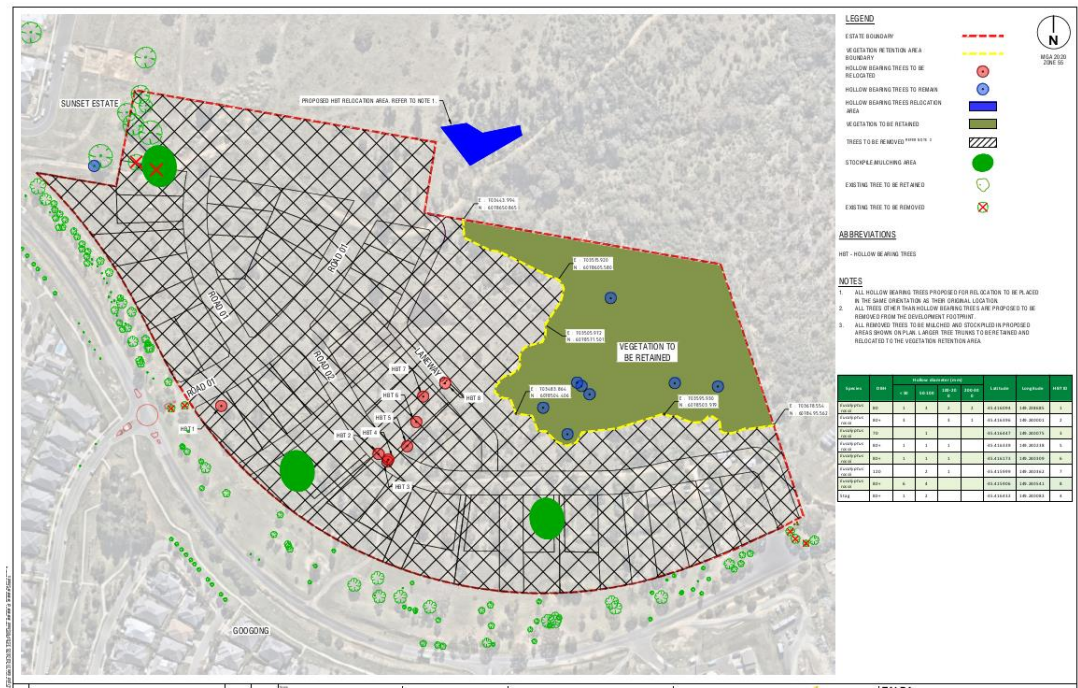


Figure 6: Trees to be removed and retained on site



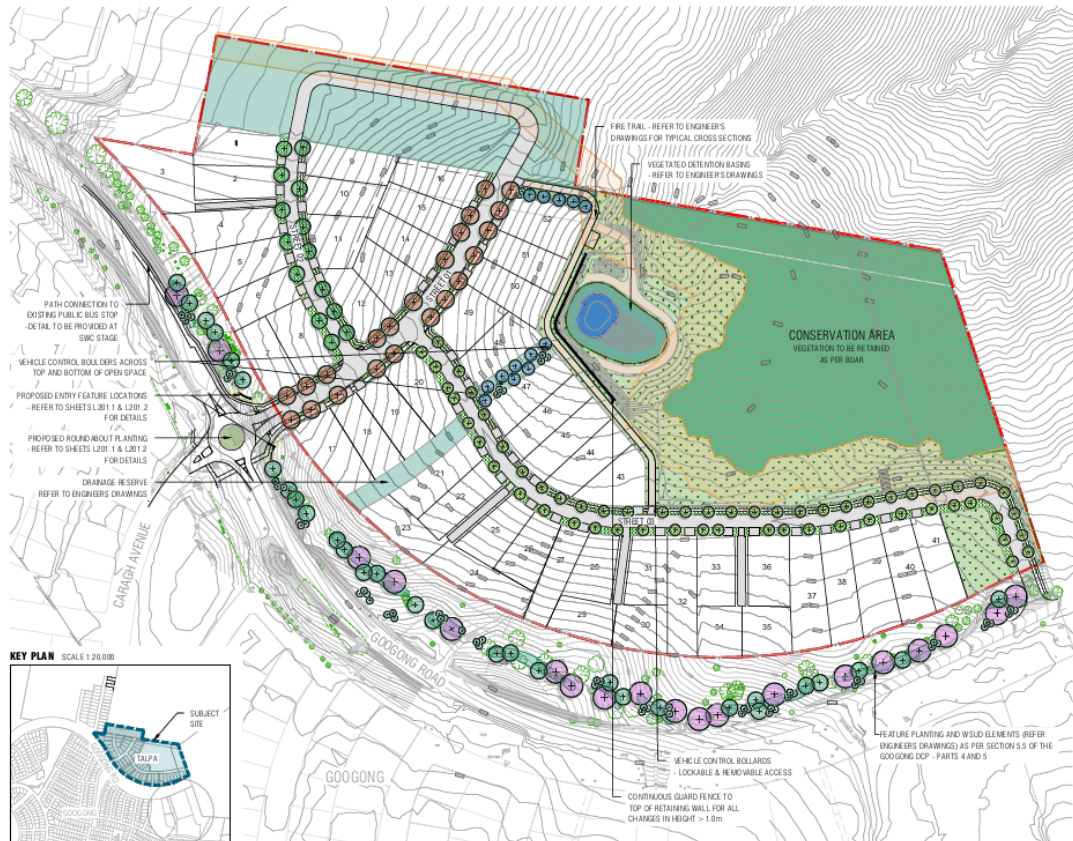


Figure 7: Draft Landscape Plan

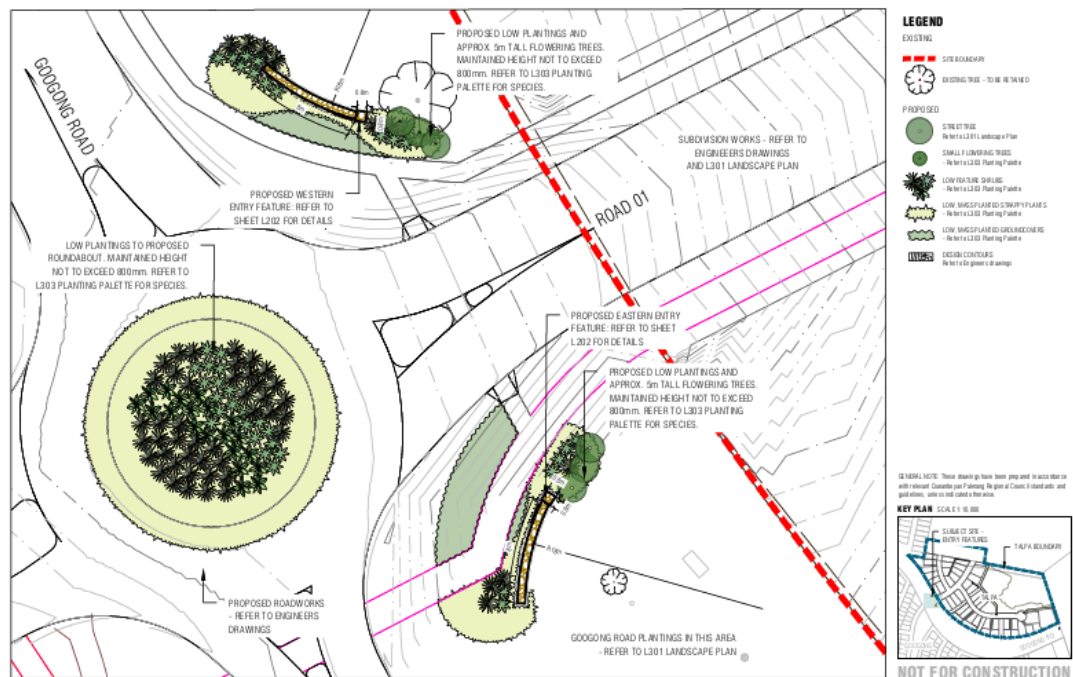


Figure 8: Draft Googong Road Entry Feature

## CONSENT AUTHORITY

In accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) the proposal is local development and Council is the Consent Authority.

## SECTION 4.10 DESIGNATED DEVELOPMENT – EP&A Act, 1979

The proposal is not designated development.

## SECTION 4.47 INTEGRATED DEVELOPMENT – EP&A Act, 1979

The proposal is integrated development, and the following approvals are required:

Fisheries Management Act 1994	No	Heritage Act 1977	No
Mine Subsidence Compensation Act 1961	No	National Parks & Wildlife Act 1974	Yes
Protection of the Environment Operations Act 1997	No	Roads Act 1993	No
Rural Fires Act 1997	Yes	Water Management Act 2000	Yes

Approval/concurrence is required from external agencies under the following pieces of legislation;

- Section 90 of the National Parks Wildlife Act 1974,
- Section 100B of the Rural Fires Act 1997, and
- Section 91 of the Water Management Act 2000.

### Heritage NSW

The application requires approval from Heritage NSW in accordance with Section 90 of the National Parks Wildlife Act 1979 as an Aboriginal Heritage Impact Permit (AHIP) is required for certain works that may harm or potentially harm Aboriginal objects or places. An Archaeological Assessment and Aboriginal Cultural Heritage Assessment (ACHAR) prepared by Navin Officer dated October 2023 was submitted with the application. A revised ACHAR dated March 2024 was submitted on 15 April 2024 to address the issue raised by Heritage NSW.

General Terms of Approval (GTA) were issued by for the proposed development on 24 April 2024. The GTA's require the applicant to apply for an Aboriginal Heritage Impact Permit (AHIP) prior to the commencement of works.

The GTA's will form part of the conditions of consent (if granted) (Schedule 2).

### New South Wales Rural Fire Service (NSW RFS)

The application requires approval from the NSW RFS in accordance with Section 4.46 of the EP&A Act 1979 and Section 100B of the Rural Fires Act 1997 as the subject site is identified as being bushfire prone land and the proposal is for subdivision for residential or rural residential purposes.

General terms of approval were issued by NSW RFS under Division 4.8 of the EP&A Act 1979 and Section 100B of the Rural Fires Act 1997 on 25 March 2025 which will form part of the condition of consent (if granted) (Schedule 2).

### Department of Planning and Environment (DPE – Water)

The application was referred to the DPE - Water in accordance with Section 4.46 of the EP&A Act 1979 and Section 91 of the Water Management Act 2000 as the proposed development is within a prescribed distance of waterfront land.

A comment was received from the DPE-Water on 24 April 2024 as follows:

*“The Department of Planning and Environment-Water has reviewed documents for the above development application and considers that, for the purposes of the Water Management Act 2000*

(WM Act), a controlled activity approval is not required for the proposed works and no further assessment by this agency is necessary.

Controlled Activity Not Required

The proposed works are not located on waterfront land as defined by the WM Act - The mapped drainage line within proximity to the proposed works is not considered to be waterfront land as it does not exhibit bed, banks and/or fluvial geomorphic features."

No objection has been raised or conditions were recommended by the DPE-Water. No further action required.

## REFERRALS

### INTERNAL REFERRALS

#### Engineering Comments

Council's Development Engineer has commented on the proposal as follows:

<b>Sewer Available:</b>	No _____	<b>Driveway Access:</b>	_____ No
<b>Water Available:</b>	No _____	<b>Kerb and Gutter:</b>	No _____
<b>Flood Category:</b>	N/A _____	<b>Footway Width:</b>	N/A _____
<b>Natural Water Course:</b>	Montgomery Creek	<b>Footway Grade:</b>	N/A _____

**Drainage Easements:** ☒ existing easement over property or adjoining land  
☒ easement required over property or adjoining land

**Hydraulics:** ☒ attached ☐ unavailable at time of assessment ☐ irrelevant

**Subdivision Works Construction Certificate required:** ☒ Yes ☐ No



Existing Rural Outlook – 191 Googong Road, Googong

#### Proposal

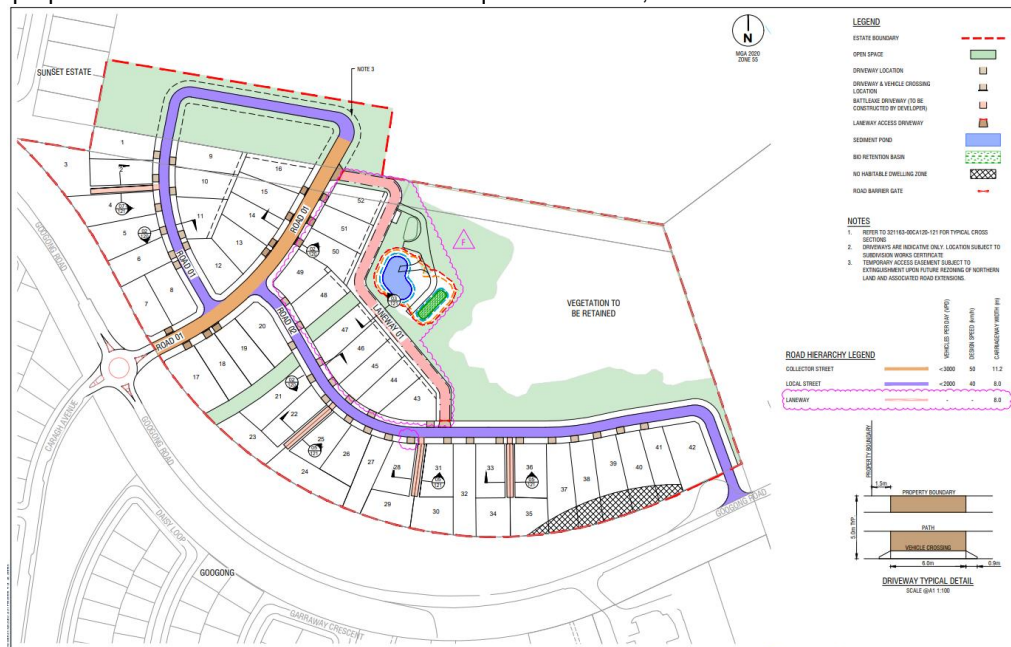
Referring to the Statement of Environmental Effects prepared by Village Building Co. Ltd dated 10 November 2023; the proposed development seeks approval for a 55-lot subdivision of land on 191 Googong Road, Googong and associated landscaping, roads and infrastructure works. The development application also seeks approval to demolish the existing dwelling on the site and



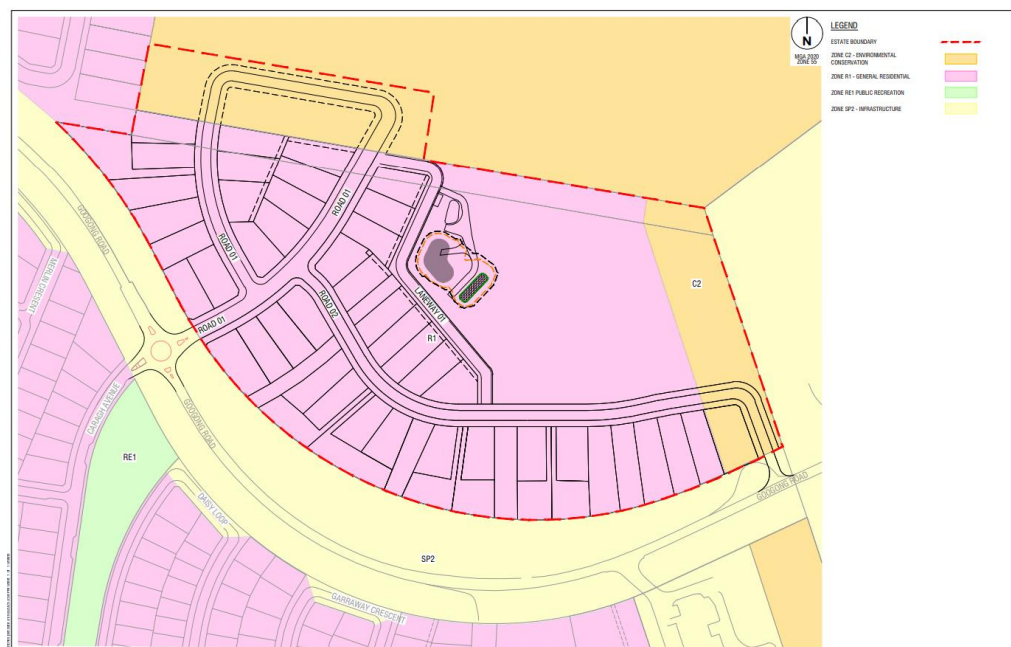
remove the two existing driveway entrances to the property from Googong Road. The 55-lot subdivision includes;

- 51 residential lots with a minimum block size of 1,000m<sup>2</sup>,
- 4 open space lots consisting of a water detention pond, asset protection zone and drainage reserves,
- Two major intersections with Googong Road, including a roundabout at the main entrance and a give-way intersection at the eastern boundary of Road 02.

The subject land is currently zoned as R1 – General Residential with a minimum lot size of 1,000m<sup>2</sup>. All proposed lots exceed the minimum size requirements of 1,000m<sup>2</sup>.



**General Arrangement Plan – 191 Googong Road, Googong**



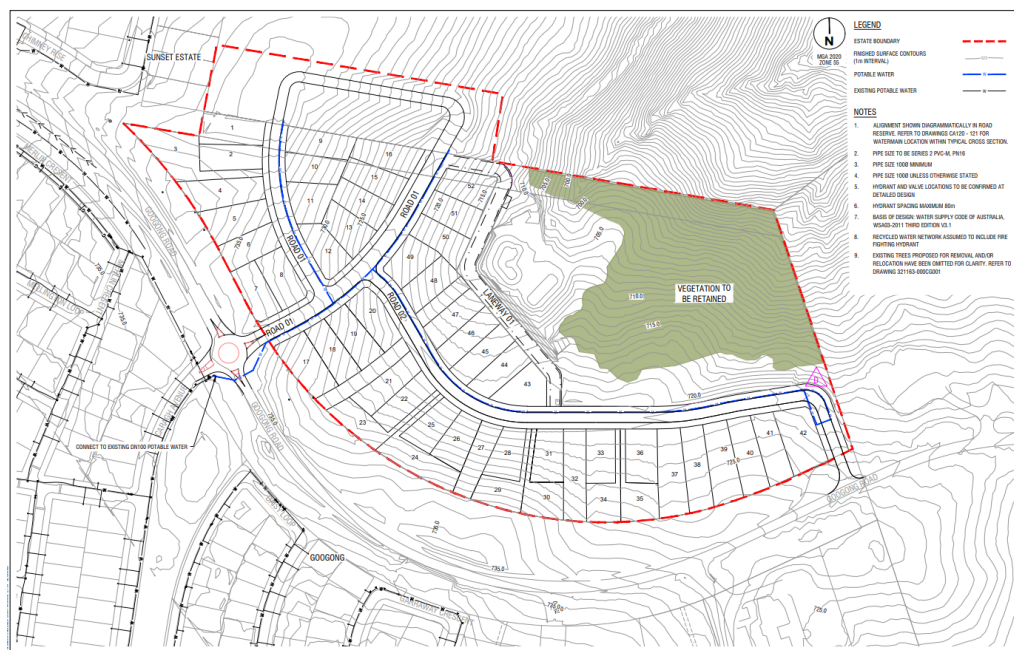
**Development Proposal Plan – 191 Googong Road, Googong**

## Water

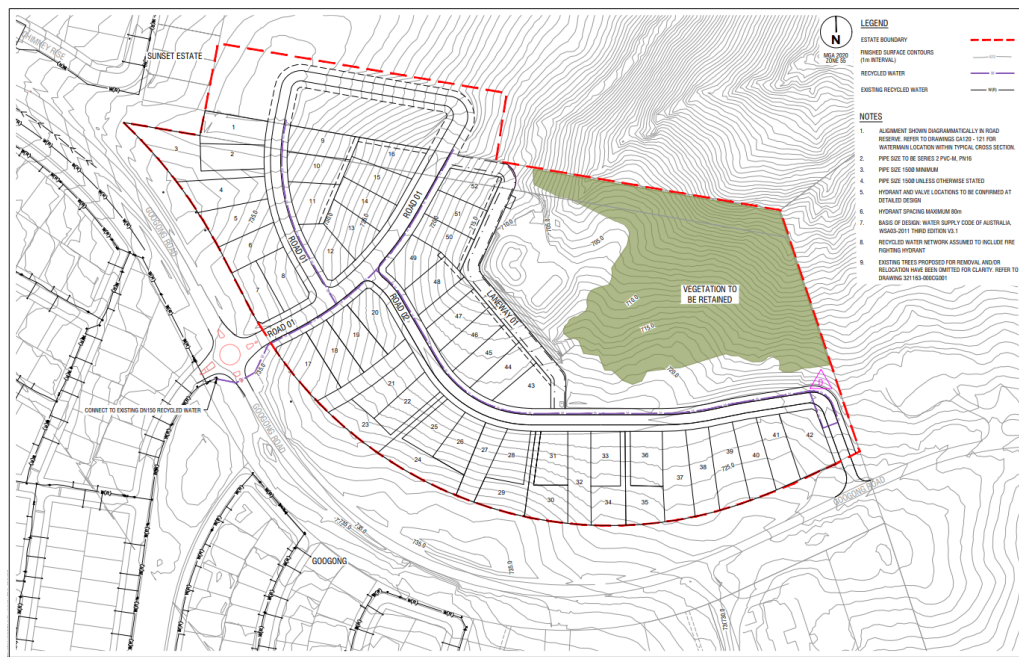
The development is proposed to be serviced by connecting to the existing 100mmØ potable and 150mmØ recycled stub mains located at the intersection of Caragh Avenue and Googong Road. The existing Googong Integrated Water Cycle Network has additional allowances for development adjacent to Googong that are rezoned for residential development. The proposed development will utilise the additional allowances available under the Googong Integrated Water Cycle Network.

The proposed 100mmØ potable and 150mmØ recycled mains will run along the western verge of Road 01 and the northern verge of Road 02 with a loop proposed on Road 02. While not shown on the Water concept plan, the main will be required to be looped on Road 01 to eliminate the dead end. The detailed drawings, including the location of the hydrant, stop valve, service ties, and alignment, will be assessed as part of the subdivision works certificate.

All services are to be hard-drawn copper. All stop valves are to be Clockwise Close (CC). The water reticulation shall be designed and constructed in accordance with the requirements specified in the Council's Water Reticulation Design and Construction Specifications and, where specified, the relevant requirements of the Water Supply Code of Australia.



**Potable Water Concept Plan – 191 Googong Road, Googong**



**Recycled Water Concept Plan – 191 Googong Road, Googong**

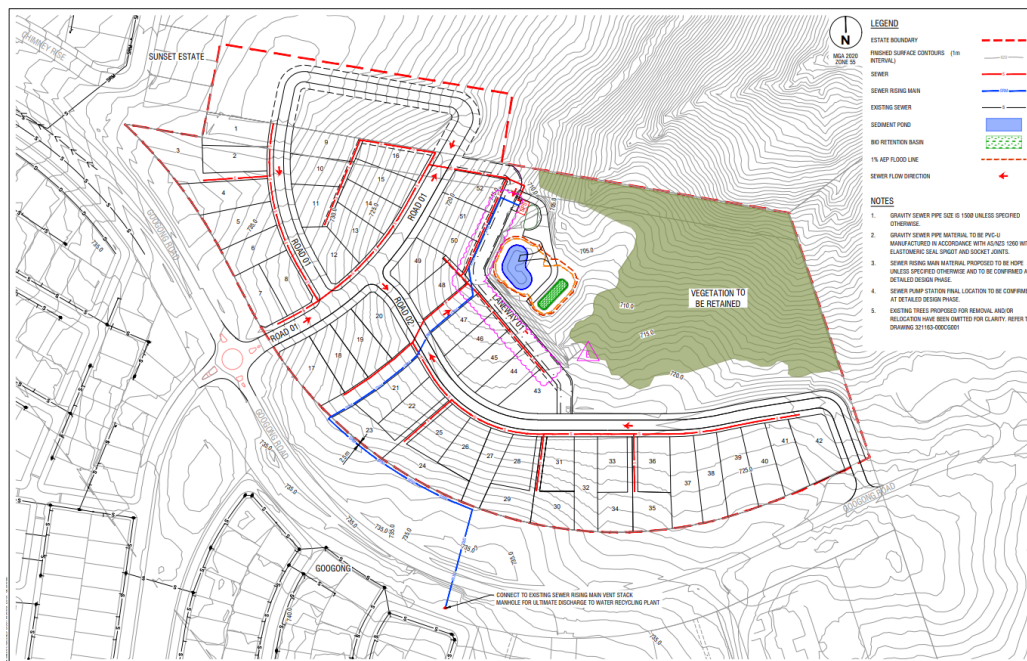
### Sewer

The proposed development does not have currently commissioned sewer infrastructure. Referring to the engineering report, as prepared and revised by SPIIRE dated 28 October 2024, the development will consist of 150mmØ gravity mains within the estate. A new sewer pump station (SPS) and gravity rising main are proposed to transport the sewer to the treatment plant. This is proposed by connecting to the existing manhole located adjacent to Garrawan Crescent. The proposed connection location is chosen to utilise the existing vent stack and gravity main constructed as part of the Googong development.

The existing Googong Water Recycling Plant has additional allowances for development adjacent to Googong that are rezoned for residential development. The proposed development will utilise the additional allowances available under Googong Water Recycling Plant.

The SPIIRE engineering report outlined the adoption of curved sewer mains within the road reserve using pipe deflection joints. While detailed drawings were unavailable at the time of assessment, development engineering notes that all proposed deflection should not exceed WASA requirements and manufacturer recommendation, which is generally 1°. It is approximately equivalent to a 100mm offset for a 6m pipe.





### Sewer Network Concept Plan – 191 Googong Road, Googong

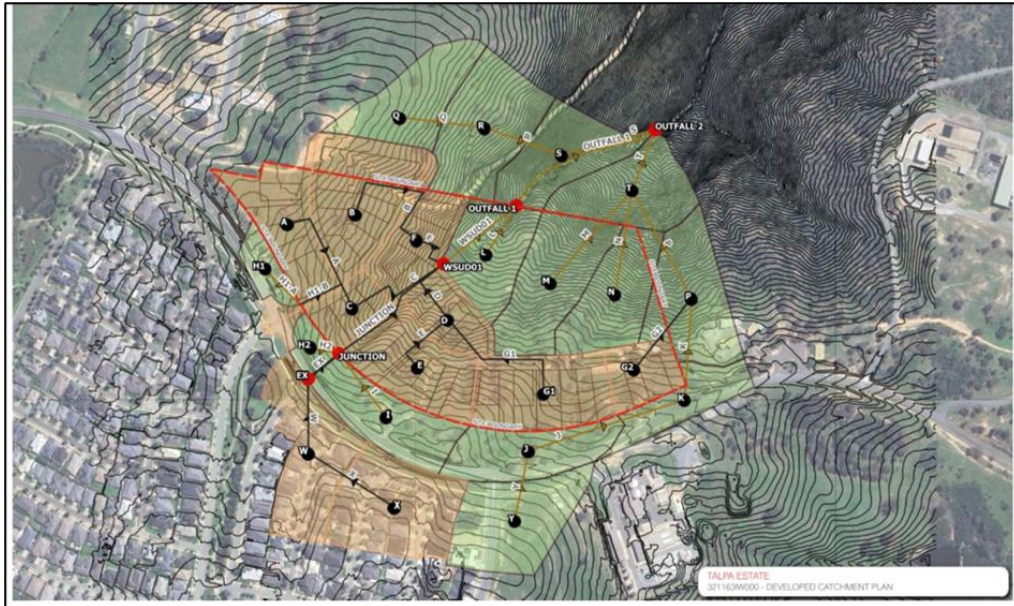
The sewer pumping station (SPS) is proposed to be located adjacent to Water Sensitive Urban Design (WSUD) assets. The pump station will be serviced by a Laneway 01 that will run at the rear of Lots 52-43 between Road 01 and Road 02. The 8m wide road reserve with a centrally located 4m pavement is proposed as part of the laneway construction. The laneway will serve as the access route for QPRC to maintain SPS and Stormwater Assets while also providing access to Rural Fire service for bushfire protection works.

### Storm Water

The proposed development is situated within a 27-ha catchment area that covers the subject site, a portion of the existing Googong township and undeveloped land on the northern and eastern parts of the development. Referring to the engineering report, as prepared and revised by SPIIRE dated 28 October 2024, the entire 27-ha catchment was considered for stormwater analysis to ensure compliance with the relevant development standards and regulations set by QPRC. The report also confirmed the compliance with stormwater quality and quantity objectives as outlined in QPRC's D5 - Drainage Design Specification and D7 Erosion Control and Stormwater Management Design Specification.

### Stormwater Quantity

The stormwater catchment was primarily split into two areas with marked discharge points known as "OUTFALL 1" for the western catchment and "OUTFALL 2" for the eastern catchment. OUTFALL 2 was located downstream of OUTFALL 1 and designated as the control point for assessing the peak flows. The impervious area of 5% was used for existing undeveloped while 60% was adopted for the post-development scenario. The assumption is consistent with the QPRC specifications given the proposed minimum lot size of 1,000m<sup>2</sup> for Talpa Estate.



**Stormwater catchment plan (developed) – 36 Googong Road, Googong**

The RORB model was used to calculate the flows with the maximum flow of 2.05 m<sup>3</sup>/s at 20% AEP events and 5.14 m<sup>3</sup>/s at 1% AEP events in the undeveloped scenario. The flow increases to 2.59 m<sup>3</sup>/s at 20% AEP events and 6.12 m<sup>3</sup>/s at 1% AEP events without any detention. A basin with a total volume of 2,100m<sup>3</sup> is proposed to limit the discharge rate to pre-development flows. The flows at OUTFALL 2 in a post-development scenario with the detention basin are calculated to be 1.94 m<sup>3</sup>/s at 20% AEP events and 4.75 m<sup>3</sup>/s at 1% AEP events complying with QPRC's requirements to limit the flows to pre-developed scenarios.

The pipe sizes within the Estate were not provided at this stage and will be reviewed at the subdivision works certificate stage. QPRC require the pipe size to convey flows up to 20% AEP events. Any proposal to position stormwater pipes under the centre of the road pavement is not supported. The proposed stormwater under the laneway is acceptable.

All Lots are to be connected directly to stormwater mains located under the kerb or through the back of the lot servicing with stormwater pipes contained within easements. The minimum size for inter-allotment drainage is to be 225mmØ, while all pipes within the road verges are to be 375mmØ or larger. An additional stormwater pipe is proposed through the managed open space to convey flows from the external catchment.



Table 7: Proposed developed conditions – calculated peak flows at 20% AEP and 1% AEP

		OUTFALL 1		OUTFALL 2	
	Design Event	20% AEP	1% AEP	20% AEP	1% AEP
EXISTING	Flows (m3/s)	1.13	2.69	2.05	5.14
	Event	30min TP8	15min TP21	45min TP6	30min TP26
DEVELOPED	Flows (m3/s)	1.22	2.48	1.94	4.75
	Event	45min TP4	30min TP26	45min TP8	30min TP26

#### 1.16.1 DETENTION BASIN PROPERTIES

Depth of water above EDD (300mm above FML) and volume of attenuated water is presented in 8.

### Stormwater quantity results – 36 Googong Road, Googong

Outlet	Type	Sill Level	Control
Primary	900mmx900mm Grated pit 375mm dia outlet pipe	TEDD level	Pipe Orifice Control
Secondary	900mmx900mm Grated pit 525mm dia outlet pipe	TEDD + 0.76m	Pipe Orifice Control

### Detention basin outlet configuration – 36 Googong Road, Googong

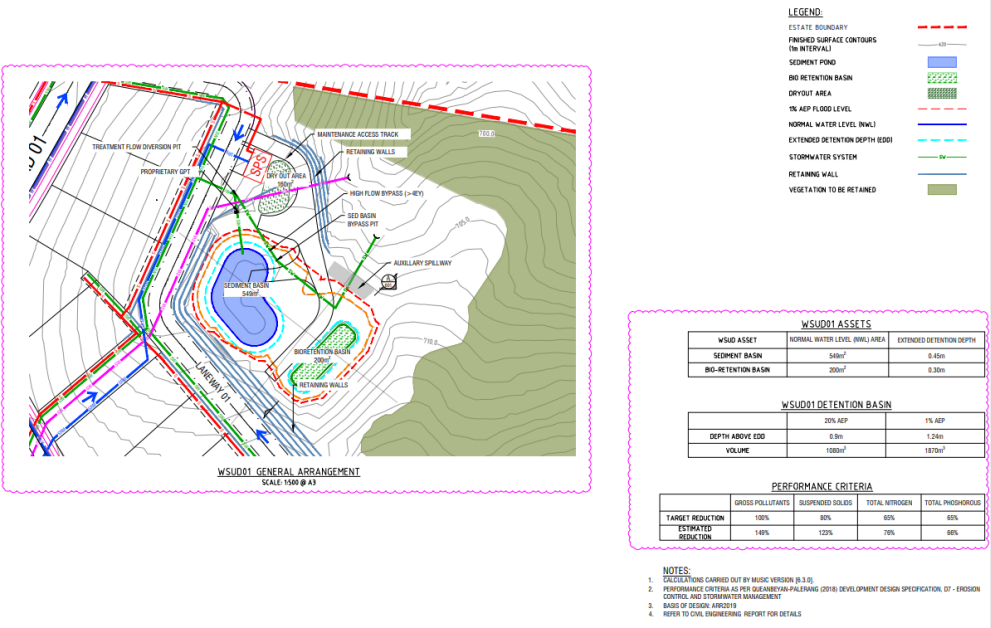
#### Stormwater Quality

QPRC's Development Design specification, D7, sets out the requirements for water quality objectives. All water quality objectives have been met for the proposed development, which are as follows:

Description	QPRC-Requirement D5	Achieved for Talpa
Reduction of gross pollutant load	100% (Litter and Sediment)	105%
Reduction in average annual Suspended solids (SS) export load	80%	108%
Reduction in average annual total phosphorous (TS) export load	65%	65%
Reduction in average annual total nitrogen (TN) export load	65%	75%

The engineering report confirmed that the stormwater treatment assets (Sediment basins and bioretention systems) proposed as part of the development will exceed the quality targets specified in QPRC specifications.

A sedimentation basin area of 450 m<sup>2</sup> and a bioretention system with an area of 400 m<sup>2</sup> are proposed to achieve the quality targets. All piped flows will pass through the sedimentation basin, diverting lower flows to a bioretention system for further treatment. The SPIIRE report outlined that the maintenance aspects of sedimentation basins and bioretention systems are considered during the design of these assets.



**WSUD General Arrangement – 191 Googong Road, Googong**

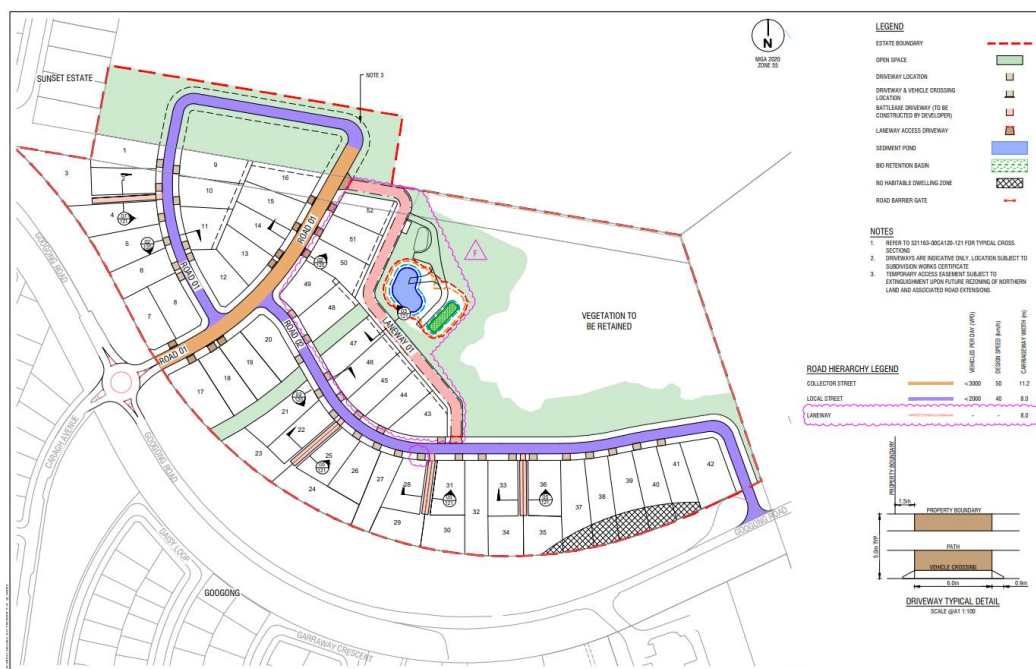
**Erosion and Sediment Control**

An Erosion and Sediment Control Plan (ESCP) will be required for any works causing surface cover disturbance. An ESCP will be required to be submitted with any subdivision works certificate. A SWMP will be required to be implemented by the primary contractor for any works causing surface cover disturbance. This requirement applies to all stages of development.

**Roads and Traffic**

Access to the proposed development (Talpa Estate) will be through a Googong Road, where a new roundabout and a T-intersection are proposed off Googong Road. All allotments within the estate are proposed to be accessed via the internal Road Network with no individual access to Googong Road. Two new internal roads and a laneway are proposed within the stage to service the individual allotment.

Road hierarchy, alignment, and intersections shall be designed and constructed in accordance with requirements specified in Council's Road Geometry and Pavement Design Specifications, as well as Council's Earthworks, Flexible Pavement, and Asphalt Concrete Construction Specifications.



**Street Hierarchy Plan – 191 Googong Road, Googong**

### Collector Street

The proposed Collector Street (Road 01) has been designed in accordance with D1.07.6 in Council's D1 Geometric Road Design Specification. The proposed Collector Street adopts the typical cross section comprising 11.2m of pavement width within a 22.0m wide road reserve. The SPIIRE report confirmed that the vertical geometry of the proposed collector road complies with QPRC D1 Specifications (i.e. absolute maximum grade of 12% and absolute minimum grade of 0.3%).

Road 01 transitions into a Local Street approximately 30m north of Lot 16. The Local Street section of Road 01 is designed generally in accordance with QPRC D1 specifications.

The engineering report submitted as part of the DA outlined that on-road cycle lanes are not provided on collector roads, but a wider 2.5m shared path is provided on the southern verge for both pedestrians and cyclists. Cyclists approaching the Googong Road Roundabout at Talpa will be directed to an off-road footpath to navigate the intersection.

### Local Street

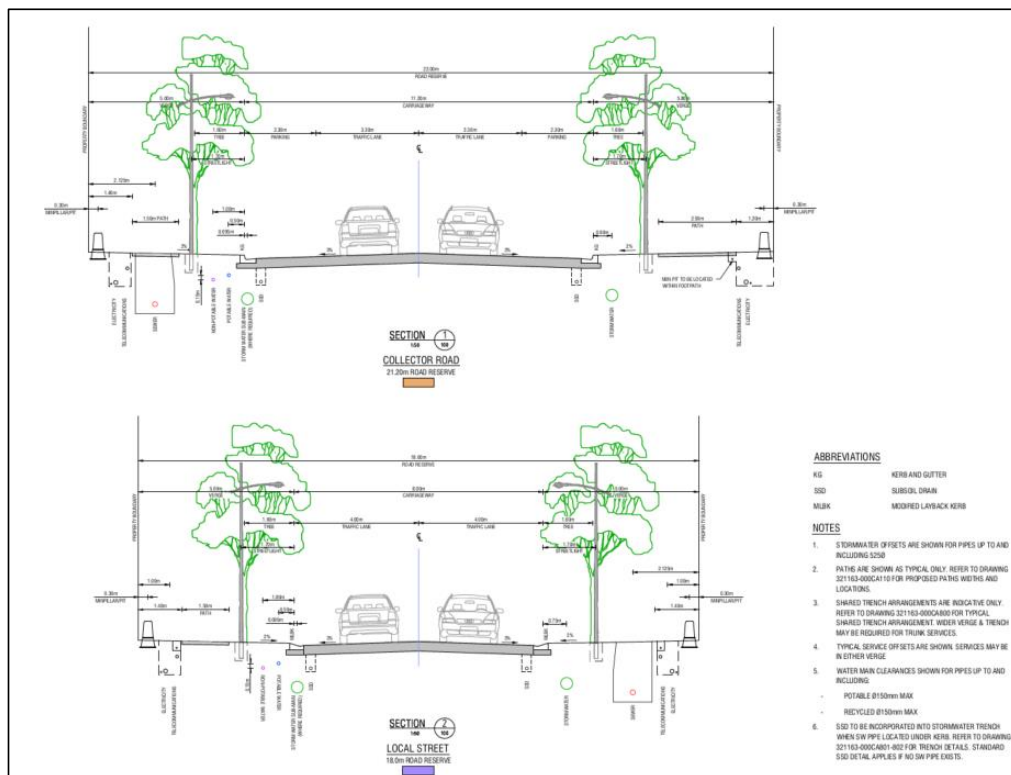
The proposed Local Street (Road 02 and Part Road 01) has been designed in accordance with D1.07.6 in Council's D1 Geometric Road Design Specification. It includes a pavement width of 8m with a 5m verge on either side. Modified layback kerbs are proposed on both sides to provide access to allotments.

### Laneway

Laneway 01 is proposed to connect to Road 01 and run at the rear of lots 52-43 before the intersection of Road 02. The road reserve width is proposed to be 8m wide with a 4m pavement centrally located. No kerbs are proposed on the Laneway. The Laneway will serve as the access route for QPRC to access the proposed Sewer Pump Station (SPS) and Stormwater Assets, along with RFS to access the rear of lots 52-43.

An absolute maximum grade of 16.7% has been proposed over a length of approximately 55m between Road 01 and the northeast corner of Lot 52. QPRC D11.17 Access Roads requires the grade to be less than 15%. If the grade exceeds 15%, concrete pavement is to be used. The proposal

includes the Asphalt pavement for the Laneway that will meet the functionality requirements of Access Road as specified in D11.17 specifications.



### Collector and Local Street Typical Cross Sections – 191 Googong Road, Googong

#### Googong Road Roundabout and T-Intersection on Googong Road

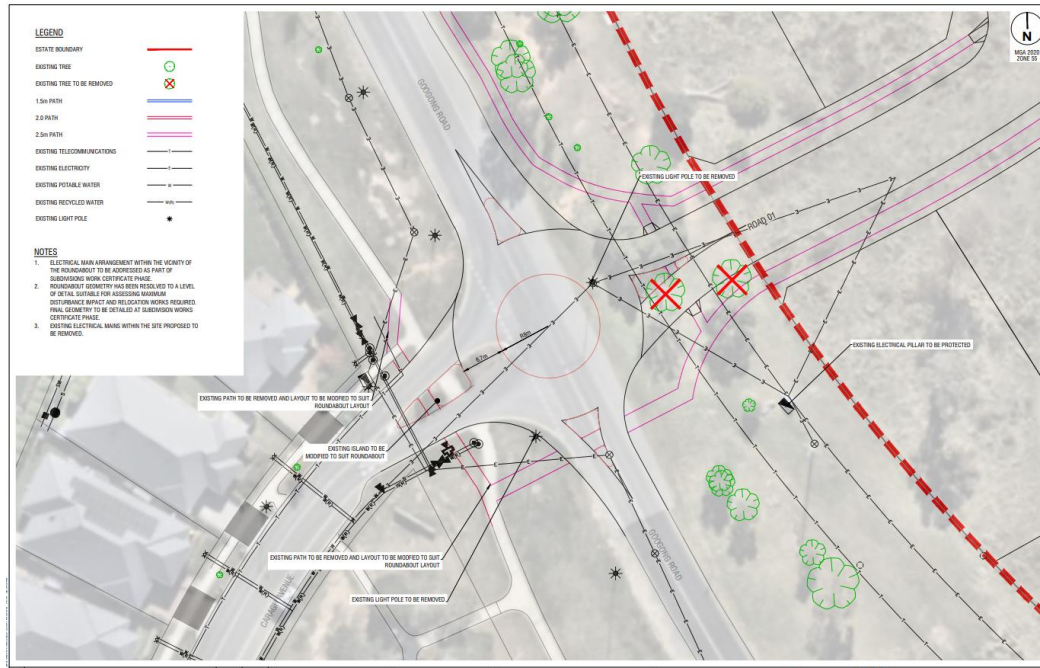
A four-way roundabout is proposed at the intersection of Googong Road and Caragh Avenue, which will serve as the primary access to the Talpa Estate. A turning movement plan submitted by SPIIRE confirmed that a 19m articulated vehicle could navigate the roundabout intersection on Googong Road without mounting the kerbs or the annulus.

A T-Intersection is proposed as the secondary entrance and exit from the Talpa Estate near the existing turning head. The existing turning head is proposed to be removed as part of the intersection design.

#### Proposed Road Layout Change

On Monday 18 March 2024, Council Planners and Development Engineers met with the applicant on site to discuss changes to the overall layout of the subdivision road network to allow for better egress compliance to meet the Rural Fire Service Bushfire requirements. Subsequently, on Thursday 21 March 2024 Council received an amended plan from the applicant to present to the Local Development Committee for comments.

The amended proposal removes the cul-de-sac at the end of Road 02 with an adjacent lot rearrangement with Road 02 continuing and intersection Googong Road immediately west of the Googong Foreshore Reserve gates. The existing turning head on Googong Road is proposed to be removed with the intersection construction. Vehicles travelling to the reserve on Googong Road would be permitted to turn left at the locked gates to the Googong Foreshore Reserve onto Road 02 and left onto Road 01 and out of the Talpa subdivision estate at the proposed roundabout on Googong Road.



**Intersection Details Plan (Roundabout) – 191 Googong Road, Googong**

### **Traffic**

Referring to the Traffic Impact Statement, as prepared by SCT Consulting, dated 15 August 2024, the proposed development will generate a total of 34 and 42 vehicle trips during the AM and PM peaks. SIDRA traffic modelling has been undertaken to confirm that the Level of Service (LOS) will remain the same in the post-development scenario. A report confirmed that the proposed roundabout will ensure efficient movements of vehicles, with superior traffic circulation than a give-way intersection. The secondary access to Googong Road via 'Road 2' will provide alternative access for residents as an alternative access. The report concluded that the impacts of the proposed development are at a level that can be accommodated by the existing and planned infrastructure.

### **Footpaths**

A 1.5m footpath has been proposed for one side of all roads within the development. Additionally, a 2.5m shared path has been proposed on Road 01. No on-road cycle lanes have been proposed within the Talpa development.

Development engineering notes that the 1.5m footpath does not continue the entirety of Road 01. This will be requested as part of the subdivision works certificate application.





**Path Network Plan – 191 Googong Road, Googong**

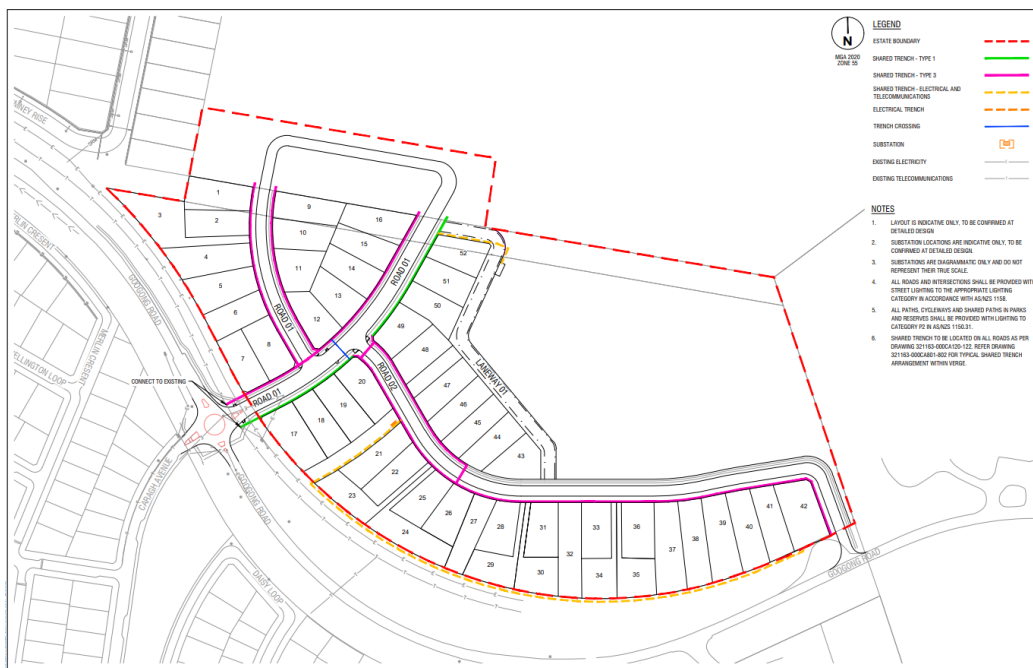
#### Local Development Committee

At the Local Development Committee meeting on 2 April 2024, a report was presented on the development proposal, emphasising the impact on vehicular traffic and connectivity to Googong Road.

The Local Development Committee at its meeting on Tuesday, 2 April 2024, supported the proposed Road layout and T-Intersection design and the Roundabout with Googong Road with no concerns raised.

#### Utilities

Referring to Sections 1.20 and 1.21 of the Civil Engineering Report, as prepared and revised by SPIIRE dated 28 October 2024, Talpa Estate will be serviced by a reticulation network of electricity and telecommunications via a shared trench. All battle-axe lots fronting Googong Road that are accessed via Road 02 are proposed to be serviced from a common trench along the Googong Road reserve boundary, while all other lots will be serviced from a common trench within the road reserve.



**Utility Concept Master Plan– 191 Googong Road, Googong**

### **Flooding**

The site is not affected by the 1% AEP flood event and is outside the Queanbeyan LEP 2012 Flood Planning Area.

### **SECTION 64 CONTRIBUTIONS**

The following Section 64 contributions are required for this location. Contributions were calculated based on the creation of the 51 residential lots with reference to the NSW Water Directorate Section 64 Determinations of ETs Guidelines - April 2017.

Hence, contributions of 51 ET for water and 51 ET for sewers will be applied to this development.

Council and Googong Township Pty Ltd (GTPL) has a current Voluntary Planning Agreement (VPA) based on the Googong structure plan. All section 64 contributions of the proposed development that were included within the structure plan would be transferred to GTPL if collected by Council.

### **DEVELOPMENT CONTRIBUTIONS SEC.7.11**

The following Section 7.11 contributions are required for this location. Contributions were calculated based on an additional 51 residential lots. Subsequently, 51 ETs for final lots  $\geq 468 \text{ m}^2$  are to be applied to this development.

### **Community Submissions**

The application was notified in accordance with the QPRC Community Engagement and Participation Plan from 05 February 2024 to 04 March 2024.

Three submissions were received during the notification period, with two submissions raising engineering queries/concerns due to the proposed development. The engineering queries/concerns raised include:

- Considerations to minimise (dust/noise) on existing residents.
- Question relating to cost of works and sedimentation controls.

The development shall comply with the Protection of the Environment Operations Act 1997 (POEO Act) and all relevant QPRC requirements during construction that will address the concerns/queries raised by the community.

Council's Development Engineer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

#### **Local Development Committee (LDC) Comments**

The application was referred to and discussed at the Local Development Committee (LDC) meeting on 2 April 2024. LDC offered no objection to the proposal.

#### **Environmental Health Comments**

Council's Health Officer has commented on the proposal as follows:

*"Discussions with Gordon and Phil have agreed that the odour buffer distance will remain at 200m as per the agreement with GTPL for another adjoining site. This buffer will impact a few proposed lots along the south boundary of 191 Googong Rd.*

*Comply with the Contamination report. Fill brought onsite must be suitable."*

Council's Health Officer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

#### **Strategic Planning Comments**

Council's Strategic Planning has reviewed the DA and has offered no objections to the proposal.

#### **LIS Officer Comments**

Council's LIS Officer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

### **EXTERNAL REFERRALS**

#### **Department of Planning and Environment**

Clause 6.1 of QPRLEP 2022 requires satisfactory arrangements to be made for the provisions of designated State public infrastructure before the subdivision of land in an urban release area is approved. Clause 6.1(3) stated that development consent must not be granted to the subdivision unless the concurrence of the Planning Secretary has been obtained.

The subject site is located within the Googong Urban Release Area. The development application was therefore referred to the Department of Planning, Housing and Infrastructure requesting the issue of a Satisfactory Arrangement Certificate.

A Secretary's Concurrence – Satisfactory Arrangements regarding the provision of State Public Infrastructure was issued on 4 June 2025 for the proposed subdivision of Talpa.

#### **Biodiversity and Conservation Science (BCS) – DCCEEW**

The proposal involves the removal of trees/ vegetation on site and a Biodiversity Development Assessment Report (BDAR) was submitted with the application. The application was referred to the BCS section for comment. Correspondence was received on 6 November 2024 providing comments and recommendations to align the project with biodiversity conservation and environmental protection requirements which will form part of the conditions of consent.

#### **Canberra Airport**

The application was notified to Canberra Airport pursuant to Clause 7.8(2) – Airspace Operations of the QPRLEP 2022 as the subject site penetrates the Limitation or Operations Surface map. No comment was received from the Canberra Airport, however standard conditions regarding use of cranes will be included.



### Essential Energy

The application was referred to Essential Energy for comment in accordance with 2.48 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*. Correspondence was received on 19 February 2024 providing comments for the development; these comments will be placed on the development consent (if granted) as advisory notes. Essential Energy has raised no objection to the proposal.

## SECTION 1.7 – APPLICATION OF PART 7 OF BIODIVERSITY CONSERVATION ACT 2016 AND PART 7A OF FISHERIES MANAGEMENT ACT 1994 – EP&A ACT 1979

Council is required under Section 4.15 of the Environmental Planning and Assessment Act 1979 to make an assessment of whether the proposed development will have a significant impact on any threatened species, populations, or ecological communities, or their habitats. Such threatened species in NSW may be protected under the NSW Biodiversity Conservation Act 2016 or under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

The proposal involves the removal of up to 10.11 ha of native vegetation within the subject land except for vegetation within the open space area on the north-eastern side which will be protected and retained. The area of retained and well connected remnant vegetation in the north-east of the subject land will facilitate movement of any threatened species. The proposal includes the removal of all vegetation within the development footprint, including eight of the 16 hollow-bearing trees (HBTs) recorded within the subject land.

The proposed development triggers entry into the Biodiversity Offset Scheme (BOS) as the clearing threshold is exceeded. A Biodiversity Development Assessment Report (BDAR) prepared by EcoLogical Australia dated 27 October 2023 was submitted in support of the proposal. The BDAR assesses the biodiversity values of the development site and sets out the measures that the applicant proposes to take to avoid or minimise the impact of the proposed development. The vegetation in the western part of the subject land is degraded and contains a predominantly exotic groundlayer and exotic shrub species, with scattered Eucalyptus spp. trees. The eastern part of the subject land contains remnant open forest, with some patches of thick shrubs. One native Plant Community Type (PCT) was identified within the subject land: *PCT 3375 Monaro-Queanbeyan Rolling Hills Grassy Forest*. The BDAR state that a total of 69 ecosystem credits were calculated and are detailed in the table below.

PCT ID	PCT Name	Vegetation Formation	Direct impact (ha)	Credits required
3375	Monaro-Queanbeyan Rolling Hills Grassy Forest	Grassy Woodlands	10.11	69

No species credit entities were recorded during targeted surveys or assumed present in the development footprint, and therefore the development is not anticipated to have any direct impacts on threatened species and threatened species habitat. No impacts of the development require offsetting for threatened species. The development footprint is primarily concentrated in those parts of the subject land which are most highly modified and have the lowest biodiversity value, thereby avoiding and minimising impacts to some areas of high biodiversity value. These actions have thereby directly avoided impacts to 2.23 ha of the total 12.35 ha of native vegetation and avoided direct impacts to eight of the 16 HBTs recorded. No serious and irreversible impacts have been identified relevant to the proposed development. The subject site is not mapped on the Biodiversity Values Map.

A summary of measures to mitigate and manage impacts associated with the proposed development before, during and after construction is provided below:

**9.2 DA.2023.0609 - 191 Googong Road, Googong - Torrens Title Subdivision Comprising 51 Residential Lots, Residue Lot and Open Spaces - Talpa Estate**  
**Attachment 1 - Assessment Report - S4.15 - DA.2023.0609 - 191 Googong Road Googong (Continued)**

**Table 28: Measures proposed to mitigate and manage impacts**

Measure	Risk before mitigation	Risk after mitigation	Action	Outcome	Timing
Displacement of resident fauna	High	Negligible	Pre-clearance checks required particularly the HBT	Reduced impact on resident fauna	Pre-construction
Timing works to avoid critical life cycle events such as breeding or nursing	High	Low	Vegetation clearance should avoid spring/summer if possible, when breeding in nests and hollows is most common	Reduced impacts on breeding fauna	Pre-construction
Instigating clearing protocols including pre-clearing surveys, daily surveys and staged clearing, the presence of a trained ecological or licensed wildlife handler during clearing events	High	Low	An experienced and qualified ecologist be present to supervise vegetation removal and care and relocate fauna (if present)	Ensuring animal welfare and protection	During vegetation removal
Installing artificial habitats for fauna in adjacent retained vegetation and habitat or human made structures to replace the habitat resources lost and encourage animals to move from the impacted site, e.g., nest boxes	High	Low	Nest boxes to be erected at a ratio of 5:1 for each HBT prior to removal of any vegetation onsite. Investigate reuse and relocation of sections of HBTs that will be removed by the proposed works.	Hollow dependent species provided the opportunity to relocate	Nest boxes installed prior to removal of vegetation onsite. Prior to vegetation removal, investigation of suitable HBT sections for relocation, and relocation of suitable HBT sections immediately following removal of vegetation.
Clearing protocols that identify vegetation to be retained, prevent inadvertent damage, and reduce soil disturbance	Medium	Low	Habitat to be retained directly adjacent to the development footprint shall be identified in the field and appropriate fencing installed	Ensuring retained vegetation is not inadvertently damaged or cleared	Prior to any construction works being undertaken
Measure	Risk before mitigation	Risk after mitigation	Action	Outcome	Timing
Sediment barriers or sedimentation ponds to control the quality of water released from the site into the receiving environment	Moderate	Low	Standard sediment and erosion control (SEC) measures will be implemented	Contain sediments within the earthwork area/development footprint	Establish SEC measures prior to works commencing
Noise barriers or daily/seasonal timing of construction and operational activities to reduce impacts of noise	Medium	Low	Only conduct clearing and operation of machinery inside of typical work hours (Monday - Friday 7 am - 5 pm and Saturday 8 am - 1 pm). No work to occur on Sundays	Reducing impacts to native fauna and quality of life for adjacent communities	During construction
Light shields or daily/seasonal timing of construction and operational activities to reduce impacts of light spill	Medium	Low	Conduct works during daylight hours	Reduced impacts to nocturnal native fauna	During construction
Adaptive dust monitoring programs to control air quality	Medium	Low	Monitor dust generation and air quality. Use a water truck to wet areas of bare ground. Conduct works outside of hot periods when rainfall is typically lower	Reducing impact of dust on neighbouring communities and native fauna	During construction
Programming construction activities to avoid impacts; for example, timing construction activities for when migratory species are absent from the site, or when particular species known to or likely to use the habitat on the site are not breeding or nesting	High	Low	Tree felling outside of spring and summer if possible (main breeding season for native birds and microbats) and undertake pre-clearance and clearance survey by suitably qualified ecologist. Timing construction activities for when migratory species are absent from the site.	Protection of remnant vegetation	Pre-clearing
Temporary fencing to protect significant environmental features such as riparian zones	High	Low	Remnant vegetation to the north-east to be designated a 'no-go' zone	Protection of remnant vegetation	Pre-clearing
Hygiene protocols to prevent the spread of weeds or pathogens between infected areas and uninfected areas	Moderate	Low	Come clean – go clean protocol for plant and equipment entering/exiting the site	Reduce the risk of introducing new weed species and pathogens	During earthworks and construction of subdivision
Measure	Risk before mitigation	Risk after mitigation	Action	Outcome	Timing
Staff training and site briefing to communicate environmental features to be protected and measures to be implemented	Moderate	Low	Standard sediment and erosion control measures and come clean – go clean protocol. Stop-work measures if fauna are observed within construction footprint	Reduce the risk of introducing new weed species and sedimentation run-off. Reduce the risk of harm to fauna	Prior and during clearing and construction
Development control measures to regulate activity in vegetation and habitat adjacent to residential development including controls on pet ownership, rubbish disposal, wood collection, fire management and disturbance to nests and other niche habitats	Moderate	Low	The owners and residents should be made aware that the remnant vegetation is subject to protections. Signage should be provided.	Reduce increased degradation of remnant vegetation.	Prior to construction commencing
Making provision for the ecological restoration, rehabilitation and/or ongoing maintenance of retained native vegetation habitat on or adjacent to the subject land	Moderate	Low	Guidelines should be developed for the management of retained vegetation and landscaping using species that are characteristic of PCT 3375. Retained vegetation should be maintained and improved through weed management activities.	Maintained/improved condition in retained vegetation	During and post construction

The BDAR was reviewed by DCCEEW - Biodiversity Conservation and Science (South East team) (BCSc). The agency recommended that:

**a) Avoid, Minimise, and Offset Biodiversity Impacts**

- The proponent must provide evidence detailing how biodiversity values on developable land within the subject property will be avoided and specify ongoing protection strategies for these areas. Also, clarity regarding the long-term protection and management of the avoided land is required to be provided.
- A biodiversity/ bushland management plan (BMP) is to be prepared to define and guide the protection of biodiversity values, outlining management techniques to shield retained vegetation from developmental impacts over time.

**b) C2 Environmental Conservation Zone Compliance**

- Some vegetation removal is proposed within land zoned as C2 Environmental Conservation to meet the Planning for Bushfire Protection (2019) guidelines. A BMP mentioned above should include strategies to manage C2 zone in a manner that promotes the regeneration and rehabilitation of native species appropriate to the local ecosystem. Specific attention should be given to areas designated for Asset Protection Zones (APZs) to maintain their ecological function while complying with bushfire safety requirements (Planning for Bushfire Protection (2019)).

**c) Landscape Plan Plant Species Selection Aligned with PCT3375**

- The landscape plan should integrate this community type by utilising appropriate native species from PCT 3375 to ensure ecological consistency across the site. This alignment will support local biodiversity and contribute to the preservation of native plant communities. A revised landscape plan is required to be submitted to show appropriate native species from PCT 3375.

**d) Tree Removal and Retention Plan**

- The project involves the removal of eight (8) hollow-bearing trees, with an additional eight (8) hollow-bearing trees marked for retention. A clear tree removal and retention plan should be provided, indicating the specific trees for removal and retention. Additionally, it is crucial to establish indicative Tree Protection Zones (TPZs) around retained hollow-bearing trees to prevent damage to their root systems and ensure their health remains uncompromised throughout the development.

The above recommendations will form part of conditions and consent (if granted).

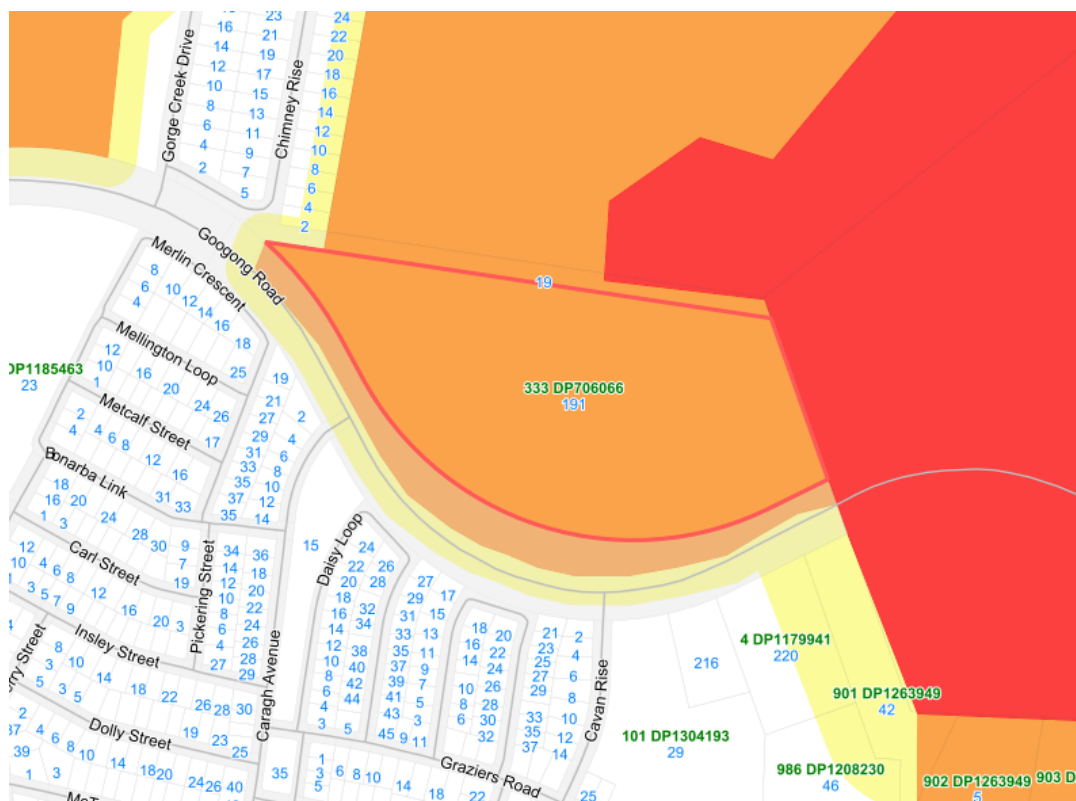
**SECTION 4.14 CONSULTATION AND DEVELOPMENT CONSENT – CERTAIN BUSHFIRE PRONE LAND – EP&A ACT, 1979**

Section 4.14 of the EP&A Act requires an assessment to be made of the proposal against the requirements of the Rural Fire Service document 'Planning for Bushfire Protection 2019'.

The subject site was identified as bushfire prone land as shown in the below image and required approval from the New South Wales Rural Fire Service (NSW RFS) under Section 100b of the *Rural Fires Act 1997* the proposal is for subdivision for residential or rural residential purposes.

A Bushfire Report dated 8/12/2023 and Bushfire Assessment Report Addendum dated 9 August 2024 prepared by Ember Bushfire Consulting were submitted with the application and includes an assessment of bushfire risk in regards to the subdivision and any requirements that need to be implemented in the construction of the subdivision including asset protection zones (APZ's), access requirements, landscaping, construction requirements and services such as water, electricity and gas supply.

General terms of approval were issued by NSW RFS under Division 4.8 of the EP&A Act 1979 and Section 100B of the Rural Fires Act 1997 on 25 March 2025 which will form part of the condition of consent (if granted).



**Bushfire Prone land (Source: Intramaps)**

#### SECTION 4.15 CONSIDERATIONS – EP&A Act, 1979

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within section 4.15 of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

##### 4.15(1)(a) the provisions of:

##### (i) any environmental planning instrument

State Environmental Planning Policy	Relevant?	Comment
SEPP (Biodiversity & Conservation) 2021	Yes	<p><u>Chapter 2 vegetation in non-rural areas</u></p> <p>As the proposal requires clearing of native vegetation that exceeds the biodiversity offsets scheme threshold, a BDAR report has been provided in respect of the proposed clearing of the site. The subject site is not mapped on the Biodiversity Values Map. The development footprint is primarily concentrated in those parts of the subject land which are most highly modified and have the lowest biodiversity value, thereby avoiding and minimising impacts to some areas of high biodiversity value. No serious</p>

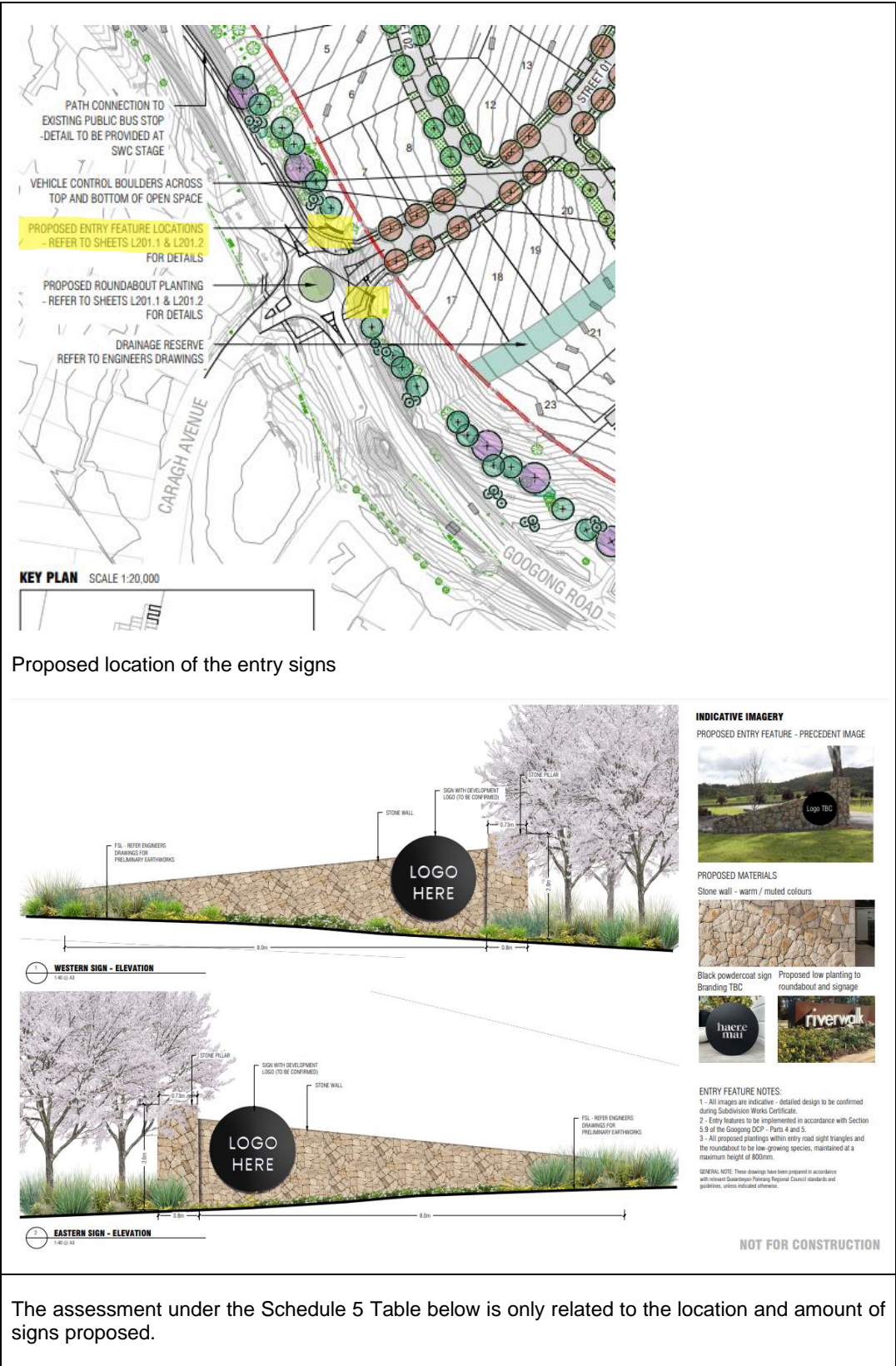
		<p>and irreversible impacts have been identified relevant to the proposed development.</p> <p><u>Chapter 4 Koala Habitat Protection 2021</u></p> <p>The submitted BDAR stated that koalas were not recorded during targeted surveys on site. Council is satisfied that the subject land is not potential koala habitat and the development is likely to have low or no impact on koalas or koala habitat.</p> <p>No further assessment is required to determine potential core habitat.</p> <p><u>Chapter 6 Water Catchments</u></p> <p>The subject site is not located within a drinking water catchment.</p>
SEPP (Building Sustainability Index) 2004	No	<p>The application does not propose the construction of a new dwelling, residential alterations and additions valued over \$50,000 or a swimming pool with a volume greater than 40,000L. The proposal is for the land subdivision.</p>
SEPP (Housing) 2021	No	<p>The application does not propose any housing defined under the SEPP. The proposal is for land subdivision.</p>
SEPP (Resilience and Hazards) 2021	Yes	<p><u>Chapter 2 Coastal management</u></p> <p>The subject site is not located within a coastal management area.</p> <p><u>Chapter 4 Remediation of Land</u></p> <p>Chapter 4 of the Resilience and Hazards SEPP (R&amp;H SEPP) applies to the site pursuant to clause 4.4 and aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. Clause 4.6 requires that consent must not be granted to the carrying out of any development on land unless Council has considered whether the land is contaminated or requires remediation for the proposed use.</p> <p>The site history information suggested that the site was previously part of a larger block and was historically used for grazing purposes. The site was undeveloped prior to 1961 and was subdivided into its current layout between 1976 and 1996. The current residence was developed in 1985. It was considered likely that the site had been used</p>

		<p>for residential purposes with limited grazing and / or horse agistment since the residence was developed. There was no further evidence to confirm the site was used for purposes which had the potential to cause contamination of the land and impact on the future potential use of the land for sensitive land uses.</p> <p>To assess the potential contamination of the site, a Phase 2 Contamination Assessment dated August 2023 was prepared by Douglas Partners and submitted with the application.</p> <p>The objectives of the Phase 2 were:</p> <ul style="list-style-type: none"> <li>• <i>Review available previous reports for the site and updated site history information for a revised site boundary;</i></li> <li>• <i>Undertake soil sampling within the area of the revised development boundary</i></li> <li>• <i>Investigate the possible presence of fill at an area where erosion has exposed buried rubbish in the centre of the site; and gt-</i></li> <li>• <i>Advise on contamination at the site and the need, or otherwise, for further investigation and/or remediation.</i></li> </ul> <p>The report stated that analytical results of soils samples were all within the adopted health-based, ecological and management limits for residential land use. The report also stated that the fill observed within the built-up road may be re-used on-site subject to geotechnical suitability. Fill observed near the dam was not considered suitable from an aesthetic perspective to remain on-site and is recommended to be removed.</p> <p>The report considered that the site is suitable for the proposed residential subdivision and for permitted uses under the current site zoning, from a site contamination perspective, subject to the following measures during any future development works:</p> <ul style="list-style-type: none"> <li>• <i>Prior to the construction of the site, the fill material located approximately 15 m east of the dam should be excavated and stockpiled for a waste classification assessment for off-site disposal. Suitable OHS practices should be adopted to manage potential health and environmental risks during excavating and stockpiling of the fill pad material (i.e., dust suppression, stockpiling on impermeable material, adequate covering of the stockpile(s) etc.);</i></li> </ul>
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		<ul style="list-style-type: none"> <li>• VBC informed DP that the stockpiles in the northern section of the site are not subject to this Phase 2 and were to be managed separately. DP recommends that the stockpiled material is assessed in accordance with the NSW EPA Waste Classification Guidelines Part 1 Classifying Waste (2014) and assigned a waste classification prior to off-site disposal;</li> <li>• If contamination is noted during the waste classification assessments of the stockpiles and fill located approximately 15 m east of the dam (i.e., asbestos, stained and odorous soils or chemical analysis exceeds HIL-A/HSL-A/B and EIL-A/ESL-A criteria), a validation assessment should be undertaken at the base of excavations/stockpile footprints; and</li> <li>• A Construction Environment Management Plan should be prepared including an 'unexpected finds protocol' (i.e., asbestos in fill, odorous or stained soils) and implemented during potential future site work.</li> </ul> <p>The report was reviewed by Council's Health Officer who has raised no objection to the proposal subject to the imposition of relevant conditions of consent (if granted).</p> <p>Should approval be granted, a condition of consent should also be included requiring that the Site Auditor's Statement and Site Auditor's Report be provided to Council prior to the issue of a subdivision certificate and containing a statement that the land is suitable for its residential use.</p> <p>Council can be satisfied that the proposal has met its obligations under the SEPP.</p>
SEPP (Resources and Energy) 2021	No	The application does not propose an industry.
SEPP (Transport and Infrastructure) 2021	Yes	<p>The provisions of this Policy have been considered in the assessment of the application. The proposed development will not adversely impact any existing infrastructure or the provision of any infrastructure.</p> <p>The site is not located in or adjacent to road corridor nor does it have a frontage to a classified road. The site is not located within or immediately adjacent to an easement for electricity purposes or immediately adjacent to an electricity substation. No ground</p>

		<p>penetrating work is proposed within 2m of any underground electricity services and the proposed development is not located within 5m of an overhead powerline, therefore the proposal was not required to be referred to Essential Energy for comment.</p> <p>The proposal was referred to TfNSW for comment as the proposed subdivision would result in the creation of lands to be developed for town centre/commercial purposes which was considered as a traffic generating development under Schedule 3 of the SEPP. TfNSW has raised no objection to the proposal subject to the imposition of conditions of consent.</p>
SEPP (Industry and Employment) 2021	Yes	<p><u>Chapter 2 Western Sydney Employment Area</u></p> <p>The proposal is not located within the Western Sydney Employment Area.</p> <p><u>Chapter 3 – Advertising and Signage</u></p> <p>Chapter 3 – Advertising and Signage of the SEPP is relevant to the proposed development as it involves the installation of wall signs at the entrance of Talpa Estate within the road reserve as shown below. This part of the land is zoned SP2 – Infrastructure. Signage is not listed as development permitted with consent in the SP2 zone under the QPRLEP 2022 however it can be argued that the proposed wall signage (building identification sign for Talpa Estate) is ancillary to development on the subject site and therefore they are permissible in SP2 zone with consent. The location of the sign and the retaining wall including dimensions are generally acceptable under the SEPP (Industry and Employment) 2021.</p> <p>Final details of estate entry signs to be provided as a condition of consent.</p>





Pursuant to *Clause 3.4 – Signage to which this Policy applies*, this Policy applies to the proposed signs as they are not exempt development due to their size and total amount. The relevant clauses of this policy to the proposed signs are discussed below.

**Part 3.1 Aims, objectives etc**

(a) *to ensure that signage (including advertising)—*

- (i) *is compatible with the desired amenity and visual character of an area, and*
- (ii) *provides effective communication in suitable locations, and*
- (iii) *is of high quality design and finish, and*

(b) *to regulate signage (but not content) under Part 4 of the Act, and*

(c) *to provide time-limited consents for the display of certain advertisements, and*

(d) *to regulate the display of advertisements in transport corridors, and*

(e) *to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*

Comment: It is considered that the proposal generally satisfies the aims of this Policy. Despite insufficient details of external finishes and proposed logo, the proposed signs are compatible with the amenity and visual character of the area and provide effective communication in a suitable location.

**Part 3.2 Definitions**

The signs have been defined as a building identification sign associated with the proposed subdivision on site.

**signage** means all signs, notices, devices, representations and advertisements that advertise or promote any goods services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage and includes—

- (a) *building identification signs, and*
  - (b) *business identification signs, and*
  - (c) *advertisements to which Part 3.3 applies,*
- but does not include traffic signs or traffic control facilities.*

**building identification sign** means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services.

**Note—**

*Building identification signs are a type of **signage**—see the definition of that term in this Dictionary.*

Comment: The proposed signs meet the above definitions.

**Part 3.6 Granting of consent to signage**

*A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:*

- (a) *that the signage is consistent with the objectives of this Chapter as set out in clause 3.1(1)(a), and*
- (b) *that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.*

Comment: Having regard to Clause 3.6(a) and (b), the proposed development is considered generally satisfactory with respect to the aims set out in *Clause 3.1 (1)(a)* and with respect to the assessment criteria specified in Schedule 5 below.

The Schedule 5 Assessment criteria is shown below:

<b>1. Character of the area</b>	<b>Comment</b>
<ul style="list-style-type: none"> <li>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</li> <li>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</li> </ul>	<p>The signage is consistent with the character of the area. The subject site is a part of a greenfield subdivision for residential uses within urban release area in Googong. The existing development in the locality contained similar signage. The proposed signage is not considered to be out of context with surrounding development in the locality.</p>
<b>2. Special areas</b>	<b>Comment</b>
<ul style="list-style-type: none"> <li>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</li> </ul>	<p>The signs have been designed to conform to the character of the area and will not create any visual obtrusions. The site is not located adjacent to a heritage item or conservation area.</p>
<b>3. Views and vistas</b>	<b>Comment</b>
<ul style="list-style-type: none"> <li>Does the proposal obscure or compromise important views?</li> <li>Does the proposal dominate the skyline and reduce the quality of vistas?</li> <li>Does the proposal respect the viewing rights of other advertisers?</li> </ul>	<p>The proposed signs will not compromise or obscure important views nor do they dominate the skyline or reduce the quality of vistas.</p>
<b>4. Streetscape, setting or landscape</b>	<b>Comment</b>
<ul style="list-style-type: none"> <li>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</li> <li>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</li> <li>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</li> <li>Does the proposal screen unsightliness?</li> <li>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</li> <li>Does the proposal require ongoing vegetation management?</li> </ul>	<p>The proposed signs satisfy this criterion. The scale, proportion and form are considered appropriate for the current and future streetscape. The proposal contributes to the visual interest of the streetscape, setting and landscaping on site. The proposal does not create or add to the visual clutter of the setting and will not require any ongoing vegetation management.</p>
<b>5. Site and building</b>	<b>Comment</b>
<ul style="list-style-type: none"> <li>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</li> <li>Does the proposal respect important features of the site or building, or both?</li> <li>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</li> </ul>	<p>The proposed signs are considered to be compatible with the scale, proportion and other characteristics of the site. The signs are informative, contemporary and well suited for the purpose and to the location in which they are proposed.</p>
<b>6 Associated devices and logos with advertisements and advertising structures</b>	<b>Comment</b>

<ul style="list-style-type: none"> <li>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</li> </ul>	Limited details are provided. A condition will be imposed to ensure final details are provided in relation to finishes, colours of logo. It is assumed that the proposed signs will not contain any flashing devices, variable message or moving parts. It is integrated into the design of the feature walls.
<b>7 Illumination</b>	<b>Comment</b>
<ul style="list-style-type: none"> <li>Would illumination result in unacceptable glare?</li> <li>Would illumination affect safety for pedestrians, vehicles or aircraft?</li> <li>Would illumination detract from the amenity of any residence or other form of accommodation?</li> <li>Can the intensity of the illumination be adjusted, if necessary?</li> <li>Is the illumination subject to a curfew?</li> </ul>	It is assumed that the proposed signs will not be internally illuminated. It is not considered that the proposed signs will have any negative impact on pedestrian, vehicle and aircraft safety and/or residential amenity. The standard consent conditions will be imposed to ensure that the sign does not contain any flashing or moving lights and is maintained and removed if it becomes damaged or obsolete.
<b>8 Safety</b>	<b>Comment</b>
<ul style="list-style-type: none"> <li>Would the proposal reduce the safety for any public road?</li> <li>Would the proposal reduce the safety for pedestrians or bicyclists?</li> <li>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</li> </ul>	The proposed signs are considered appropriate for the site. The safety of road users and pedestrians will not be compromised by the signs. This is achieved through the separation between the signage and the road/footpath. They will not impact on sightlines from any public spaces.
<p>Provided appropriate recommended conditions of consent are complied with, the proposed development is considered generally satisfactory with respect to the SEPP.</p>	

#### QUEANBEYAN-PALERANG REGIONAL LOCAL ENVIRONMENTAL PLAN (QPRLEP) 2022

Section 4.15(1)(a)(i) of the EP&A Act requires the consent authority to consider the provisions of EPIs, which includes Local Environmental Plans (LEPs). The Queanbeyan-Palerang Regional Council Local Environmental Plan 2022 (QPRC2022) applies to all land within the QPRC LGA. An assessment of the development against the relevant sections of the QPRLEP is provided in the table below.

An assessment of the proposal against the general aims of QPRLEP 2012 is included below:

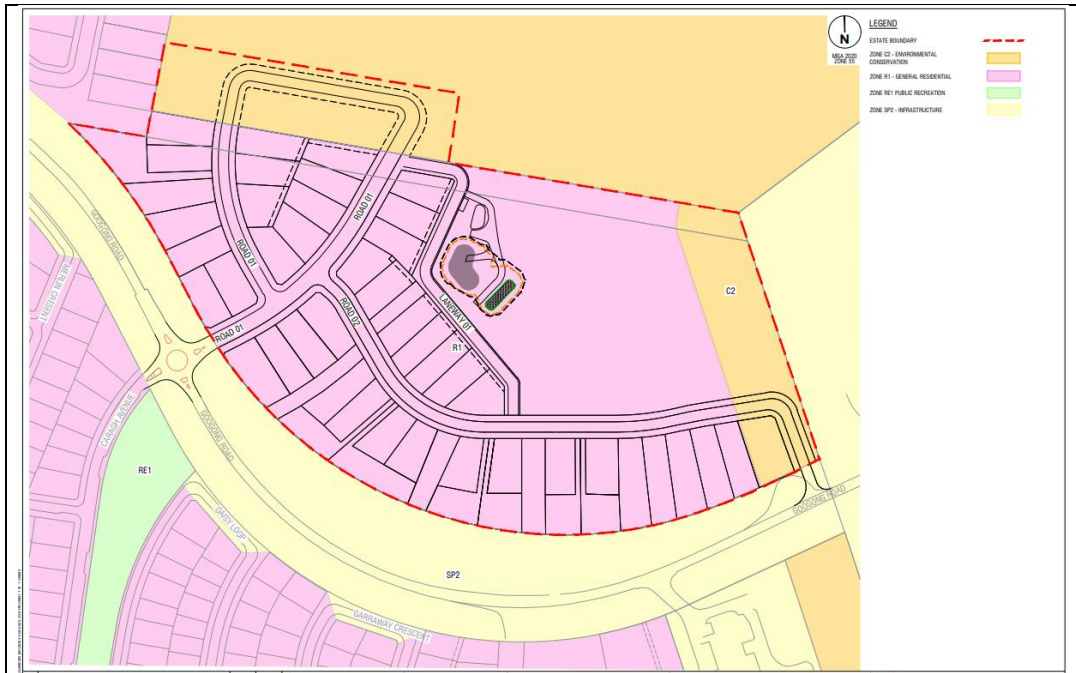
PART 1 - PRELIMINARY		
Cl. 1.2(2)	Aims of Plan	Complies
(aa)	<i>to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,</i>	N/A
(a)	<i>to protect and improve the economic, environmental, social and cultural resources and prospects of the community,</i>	Yes
(b)	<i>to facilitate the orderly and economic use and development of land having regard to ecological sustainability principles,</i>	Yes
(c)	<i>to provide for a diversity of housing to meet the needs of the community into the future,</i>	Yes
(d)	<i>to provide for a hierarchy of retail, commercial and industrial land uses that encourage economic and business development that</i>	N/A

	<i>caters for the retail, commercial and service needs of the community,</i>	
<b>(e)</b>	<i>to keep and protect important natural habitat and biodiversity,</i>	<b>Yes</b>
<b>(f)</b>	<i>to protect water quality, aquifers and waterways,</i>	<b>Yes</b>
<b>(g)</b>	<i>to keep, protect and encourage sustainable primary industry and associated commerce in rural areas,</i>	<b>N/A</b>
<b>(h)</b>	<i>to identify and protect the cultural heritage of the area, including the built heritage and the Aboriginal heritage,</i>	<b>Yes</b>
<b>(i)</b>	<i>to protect important scenic quality, views and vistas,</i>	<b>Yes</b>
<b>(j)</b>	<i>to facilitate the orderly growth of urban release areas,</i>	<b>Yes</b>
<b>(k)</b>	<i>to ensure development does not unreasonably increase the demand for public services or public facilities,</i>	<b>Yes</b>
<b>(l)</b>	<i>to identify, protect and provide areas for community health and recreational activities.</i>	<b>Yes</b>
<p><b>Comments:</b> It is considered that the proposed development generally satisfies the relevant aims of the QPRLEP 2022. The proposed subdivision creates residential lots to cater for residential density and diversity of housing opportunities to meet the needs of the community into the future and recognises the environmentally sensitive areas of the site whilst maintaining the unique identity and country character of Queanbeyan. It is considered that the proposed subdivision facilitates the orderly growth in the vicinity of the Googong urban release area in a manner that promotes a high level of residential amenity.</p>		

Clause	Relevant	Comment
<b>1.9A - Suspension of Covenants, Agreements and Instruments</b>	Yes	Under Clause 1.9A, no covenants, agreements and instruments restricting the development have been identified.

PART 2—PERMITTED OR PROHIBITED DEVELOPMENT		
Clause	Relevant	Comment
<b>2.1 Land use Zones</b>	Yes	The land is zoned R1 – General Residential and C2 – Environmental Conservation zone under the QPRLEP 2022. All residential lots created are located wholly within R1 zone except for the residual lot 42 and road are located in the C2 zone. Road is permissible in C2 zone with development consent.





### 2.3 Zone objective and Land use

#### Table:

- The assessment must have regard for the objectives of the zones. The land use tables specify development assessment streams including with consent or prohibited.

#### R1 General Residential Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure development complements the character and amenity of the locality.
- To ensure buildings with non-residential uses have a bulk and scale that is compatible with the zone's predominantly residential character.

#### C2 Environmental Conservation

##### Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.

Yes

#### R1 General Residential

The proposal for the purpose of land subdivision to create residential lots and open spaces, construction of road, ancillary services and infrastructure including estate entry signage are permitted with consent within the R1 General Residential zone.

It is considered that the proposed development is consistent with the objectives for the R1 General Residential Zone. The proposed subdivision provides for large lots to accommodate a variety of housing types and densities within close proximity to necessary infrastructure located and provided within the Googong Township. Additionally, due to site constraints the proposed subdivision maintains some bushland features avoiding higher quality vegetation to the north and north-east of the site. The subdivision promotes a walkable neighbourhood through the construction of a pedestrian pathway that borders the proposed road.

A water detention pond is proposed within the R1 zone with appropriate planting to be established and existing vegetation to the east will be retained.

#### C2 Environmental Conservation

Dwelling houses are prohibited in the C2 Environmental Conservation zone and Clause 5.3 – Development Near Zone Boundaries of the QPRLEP 2022 doesn't

<ul style="list-style-type: none"> <li>To prevent development that could destroy, damage or otherwise have an adverse effect on those values.</li> <li>To encourage rehabilitation and regeneration of ecosystems.</li> <li>To provide for a limited range of development and land use activities that support environmental conservation outcomes.</li> <li>To identify and protect escarpment areas that enhance the visual amenity of Queanbeyan-Palerang Regional local government area and possess special aesthetic or conservational value.</li> <li>To protect water quality by preventing inappropriate development within catchment areas.</li> </ul>		<p>apply to C2 zone. The plans were amended to ensure no residential lots are located within the part of land zoned C2. Residue Lot 42 is located within C2 zone as shown in Figure above.</p> <p>Part of road 02 is proposed within C2 zone which is permitted with consent. It is considered that the proposed road is not inconsistent with the zone objectives. The proposed road has been designed and situated in the part of C2 zone with minimal ecological and aesthetic values and located a suitable distance from water sources.</p>
<p><b>2.5 Additional permitted uses for particular land</b></p> <ul style="list-style-type: none"> <li>The LEP includes some unique provisions for development identified in Schedule 1 of the QPRLEP.</li> </ul>	N/A	<p>The additional permitted use specified in Schedule 1(10) of the QPRLEP 2022 for the purpose of a single dwelling house only applies to lot 2 DP826105, No. 19 Mol Crescent. This permitted use does not apply to C2 zone on Lot 333 DP 706066. Small southern part of this lot will be developed as part of this DA for the purpose of the road which is permissible in C2 zone. No residential lots will be created on this lot.</p>
<p><b>2.6 Subdivision – Consent requirements</b></p> <p>Clause 2.6 governs permissibility of the subdivision of land with development consent.</p>	Yes	<p>The proposed subdivision is consistent with clause 2.6.</p>
<p><b>2.7 Demolition requires development consent</b></p>	Yes	<p>The proposal involves the demolition of existing dwelling house and outbuildings on site. Demolition conditions will be imposed if consent is granted.</p>

PART 4—PRINCIPAL DEVELOPMENT STANDARDS		
Clause	Relevant?	Comment
<p><b>4.1 Minimum lot size for subdivision:</b></p> <ul style="list-style-type: none"> <li>The assessment must ensure the proposed development meets the relevant Objectives.</li> </ul>	Yes	<p>The subject site contains two separate minimum lot size requirements. All residential lots created are located wholly within Lot 333 DP 706066 and Lot 2 DP 1048621. Both lots have a minimum lot size of 1000m<sup>2</sup>. The proposed residential lots range in size from 1000m<sup>2</sup> to 1808m<sup>2</sup> and therefore comply with clause 4.1 of the QPRLEP 2022.</p>
<p><b>4.2A Erection of dwelling houses on land in certain rural, residential, mixed use and conservation zones</b></p>	N/A	<p>The proposal is for the land subdivision which will create a dwelling entitlement for each residential lot created within this subdivision if approval is granted. However</p>

		no dwelling is proposed as part of this application.
<b>4.3 Height of Buildings:</b> <ul style="list-style-type: none"> <li>Max height in zone in zone is 8.5m</li> </ul>	N/A	The proposal is for land subdivision. No building is proposed as part of this application. Maximum building height will be applied to future dwelling house applications.
<b>4.6 Exceptions to development standards:</b>	N/A	There are no variations to the development standards proposed in regards to the minimum lot size. All lots proposed meet the minimum lot size.
<b>PART 5—MISCELLANEOUS PROVISIONS</b>		
<b>Clause</b>	<b>Relevant?</b>	<b>Comment</b>
<b>5.3 Development near zone boundaries:</b> <ul style="list-style-type: none"> <li>This Clause allows Council to use the objectives of an adjoining zone and permitted uses from the land use table of that adjoining zone to permit a use on the subject site that is currently prohibited. Adjoining zone being relied upon must be within 20m of the subject site.</li> </ul>	N/A	<p>This clause is not considered relevant as the application does not seek development consent for a land use that is permissible in an adjoining land use zone. All residential lots created are located within the part of land zoned R1 General Residential and dwelling houses are permissible in the R1 zone with consent.</p> <p>The residue lot No. 42 is zoned C2 Environmental Conservation. This lot will remain vacant and is part Googong Foreshore Buffer. Currently no planning proposal is submitted to change the zoning of this part of the land. Dwelling house is not permitted in C2 zone and Clause 5.3 does not apply to C2 zone. Only roads and landscaping are proposed within C2 zone which are permitted in the zone with development consent.</p>
<b>5.4 Controls relating to miscellaneous permissible uses:</b> <ul style="list-style-type: none"> <li>Specific additional controls for some uses. These are statutory controls that cannot be varied and must be complied with or the use is prohibited.</li> </ul> <p>Choose an item.</p>	N/A	This clause is not considered relevant as the application does not seek development consent for a miscellaneous permissible use under this clause.
<b>5.5 Controls relating to secondary dwellings on land in a rural zone:</b> <ul style="list-style-type: none"> <li>Clause limits the internal floor area of a secondary dwelling. If exceeded, the proposed development cannot be approved.</li> </ul>	N/A	This clause is not considered relevant as the application does not seek development consent for a secondary dwelling.
<b>5.8 Conversion of fire alarms:</b> <ul style="list-style-type: none"> <li>Clause applies to converting fire alarm systems that require consent.</li> </ul>	N/A	This clause is not considered relevant as the application does not seek development consent for fire alarms.

<p><b>5.9 Dwelling house or secondary dwelling affected by natural disaster:</b></p> <ul style="list-style-type: none"> <li>• Clause provides for the repair or replacement of a lawfully erected dwelling or secondary dwelling damaged or destroyed by a natural disaster.</li> </ul>	<p>N/A</p>	<p>This clause is not considered relevant as the application does not seek development consent for the repair or replacement of lawfully erected dwelling houses and secondary dwellings that have been damaged or destroyed by a natural disaster.</p>
<p><b>5.10 Heritage conservation:</b></p>	<p>Yes</p>	<p>The proposed development will have a minimal impact in relation to heritage. The site is not heritage listed, is not adjacent to a heritage item and is not located within a Heritage Conservation Area.</p> <p>However AHIMS search revealed that a number of Aboriginal sites are recoded in or near the development site. Archaeological investigations have been carried out for this development and Aboriginal Cultural Heritage Assessment Report (ACHAR) dated March 2024 prepared by Navin Officer has been submitted with the application. The archaeological sites mentioned above are not mapped or listed in the Schedule 5 – Environmental Heritage of the QPRLEP 2022. ACHAR stated that 3 sites (Talpa Crest 1 to 3) were previously identified and recorded in a Due Diligence assessment undertaken for the Talpa project area by NOHC in 2021 and a Potential Archaeological Deposits (GAPAD12) (refer to Figure below). Two of these were single artefacts occurrence and the third was a surface scatter estimated to be a large low-density scatter when it was originally recorded in 2001. ACHAR also stated that the location of the three sites had been substantially disturbed by natural and anthropogenic processes since the original recordings and that any remaining artefacts were unlikely to be in situ. GAPAD12 was also assessed, and it was noted that this PAD had been subject to archaeological testing in 2018 (Past Traces), no artefacts were found, and it was determined that this area was not an archaeological deposit, and the designation of PAD should be removed. It was recommended that no further actions were required at GAPAD12, due to the results of testing by Past Traces (2018). ACHAR confirmed that no new Aboriginal sites were located during the current assessment. ACHAR concluded that:</p> <ul style="list-style-type: none"> <li>• <i>There are three Aboriginal sites in the project area that will be impacted by the project (TC1, TC2, TC3).</i></li> </ul>

		<ul style="list-style-type: none"> <li>• All sites have been identified as having low scientific significance but have been identified as having cultural significance.</li> </ul> <p>ACHAR Recommended the following:</p> <ol style="list-style-type: none"> <li>1. Approval for an AHIP should be sought prior to the commencement of the proposed works.</li> <li>2. The Aboriginal community should be given the opportunity to collect any surface artefacts across the project area including at sites Talpa Crest 1, Talpa Crest 2 and Talpa Crest 3 that will be subject to direct impact from the project.</li> <li>3. No further actions required at GAPAD12.</li> <li>4. A Return to Country Protocol or long-term management plan should be developed in consultation with the RAPs for any Aboriginal artefacts that are collected/salvaged during mitigation works associated with this project. This should take into consideration the significance and or research value of the material emerging from the analysis.</li> <li>5. A copy of the final report should be submitted to the NSW Department of Planning, Industry and Environment for registration on the AHIMS database.</li> </ol> <p>The application was referred Heritage NSW as integrated development as it requires approval in accordance with Section 90 of the National Parks Wildlife Act 1979 and an Aboriginal Heritage Impact Permit (AHIP) is required for certain works that may harm or potentially harm Aboriginal objects or places.</p> <p>General Terms of Approval (GTA) were issued by the Heritage NSW for the proposed development on 24 April 2024, subject to conditions of consent. The GTA's require the applicant to apply for an Aboriginal Heritage Impact Permit (AHIP) prior to the commencement of works. A condition will be imposed on the development consent (if granted) requiring compliance with the GTAs.</p> <p>A condition of consent will be included requiring that the development to proceed with caution and that if any Aboriginal objects are found then work should stop and the appropriate authority be notified of the find.</p>
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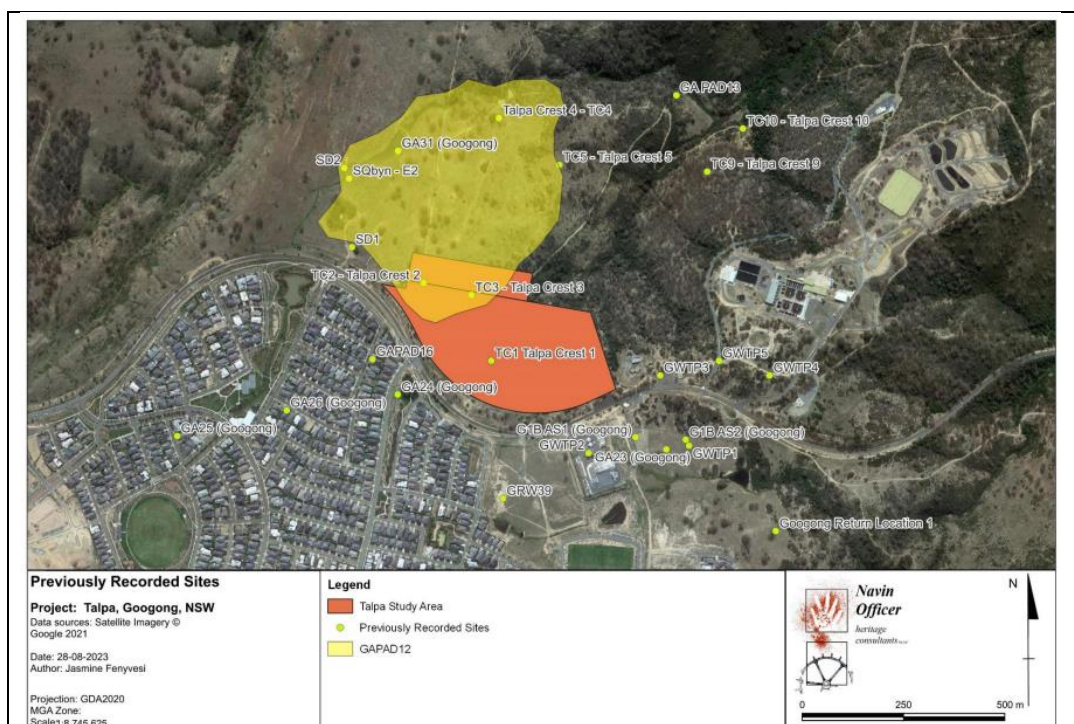


Figure 5-1 Location of registered Aboriginal sites in the vicinity of the subject area.



Figure 6-7 Aboriginal sites and areas of archaeological potential within the subject area.

### 5.11 Bush fire hazard reduction:

- Bush fire hazard reduction work authorised by the Rural Fires Act 1997 may be carried out on any land without development consent.


N/A

This clause is not considered relevant as the application does not involve any bush fire hazard reduction works.

<b>5.12 Infrastructure development and use of existing buildings of the Crown</b>	N/A	This clause is not considered relevant as the proposal does not involve the installation of infrastructure or use of existing buildings of the Crown.
<b>5.13 Eco-tourist facilities:</b> <ul style="list-style-type: none"> <li>Clause applies to development for an eco-tourist facility. Facility must have a demonstrated connection with the ecological, environmental, and cultural values of the area which will be enhanced by the proposal.</li> </ul>	N/A	This clause is not considered relevant as no eco-tourist facilities are proposed as part of this application.
<b>5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones:</b> <ul style="list-style-type: none"> <li>Clause seeks to minimise potential land use conflicts.</li> <li>Clause requires consideration of adjoining land uses or existing or approved uses of land in the vicinity of the development.</li> <li>Clause applies to residential subdivision or for a dwelling.</li> </ul>	Yes	<p>This clause does not apply to the subdivision of land in R1 zone. However this clause applies to the land in C2 Environmental Conservation zone and the proposed subdivision involves part of the in C2 zone for the purpose of roads and open spaces including residue Lot 42. It is not considered that the proposed residential lots in the R1 zone would have significant adverse impacts or conflict with the proposed roads and open spaces in C2 zone or existing land use in the rural, residential and conservation zones in the locality. The development footprint is primarily concentrated in those parts of the subject land which are more highly modified and have the lowest biodiversity value. Significant vegetation within the open space area on the north-eastern side will be protected and retained which will facilitate movement of any threatened species.</p> <p>The proposal has been designed and sited to ensure compatibility with the existing and approved uses of land in the vicinity.</p>
<b>5.18 Intensive livestock agriculture:</b>	N/A	This clause is not considered relevant as the application does not seek development consent for intensive livestock agriculture.
<b>5.19 Pond-based, tank-based and oyster aquaculture:</b>	N/A	This clause is not considered relevant as the application does not seek development consent for pond-based, tank-based, or oyster aquaculture.
<b>5.21 Flood planning:</b>	N/A	This clause is not considered relevant to the proposed development as the site is not identified as "flood planning area" on the Council Flood Map.

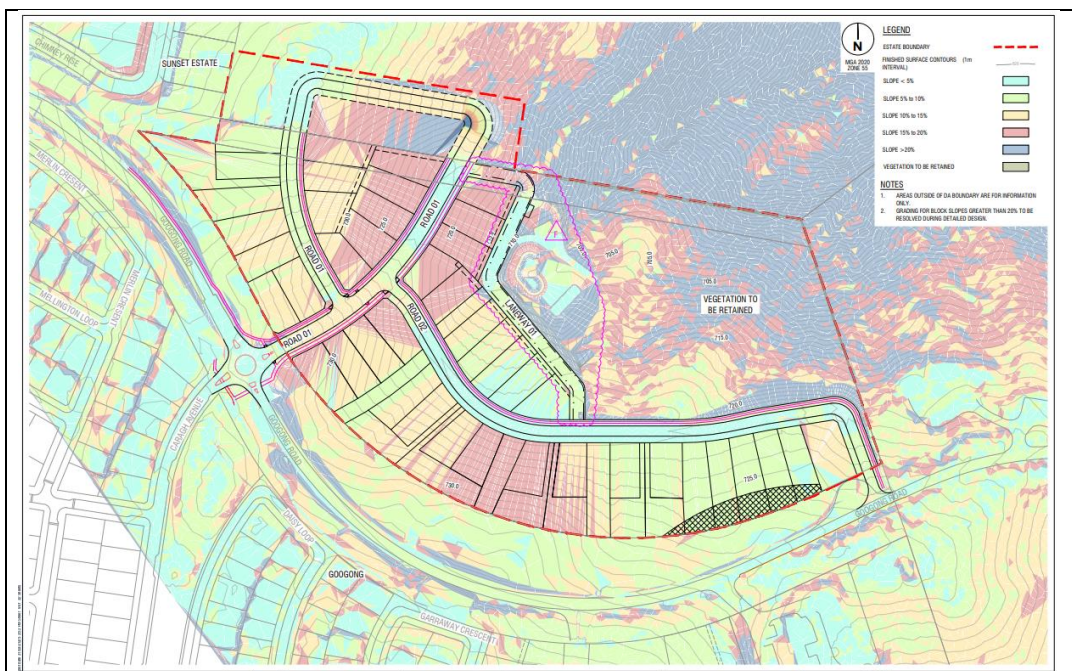
PART 6—URBAN RELEASE AREAS		
Clause	Relevant?	Comment
<b>6.1 Concurrence of Planning Secretary:</b>	Yes	This clause requires satisfactory arrangements are made for the provision of designated State public infrastructure before

<ul style="list-style-type: none"> <li>Clause seeks to ensure state public infrastructure is sufficient to provide for urban release area growth.</li> <li>Applies to subdivision of land in Googong or South Jerrabomberra or other urban release area and lots proposed are smaller than the minimum lot size.</li> </ul>		<p>the subdivision of land is approved in an urban release area.</p> <p>The development is within Googong Urban Release Area. The Department of Planning, Housing and Infrastructure has issued the satisfactory arrangements in regards to the provision of State public infrastructure for this DA on the 4 June 2025. Therefore Clause 6.1 of the QPRLEP 2022 has been satisfied.</p>
<p><b>6.2 Public utility infrastructure:</b></p> <ul style="list-style-type: none"> <li>Clause seeks to ensure public utility infrastructure (water, electricity, management of sewage) is available to service the proposed development in urban release area.</li> </ul>	Yes	<p>This clause stated that development consent must not be granted for development on land in an urban release area unless Council is satisfied that any public utility infrastructure that is essential for the development is available or adequate arrangements have been made to ensure the infrastructure will be available required.</p> <p>Council's Development Engineer has assessed the provision of public utilities as being satisfactory. The site is able to be serviced with reticulated potable and recycled water, sewer and stormwater. Electricity and telecommunications connections are also being made progressively available to Googong Township. These services and other infrastructure must be completed prior to the release of any Subdivision Certificate for the proposed lots.</p>
<p><b>6.3 Development control plan:</b></p> <ul style="list-style-type: none"> <li>Clause requires development in an urban release area to be consistent with the relevant DCP and staging plan. DCP to be prepared prior to development consent in an urban release area.</li> </ul>	Yes	<p>The Googong Development Control Plan (GDCP) applies to the subject site and the proposed development. It is considered that the GDCP provides for the matters specified in Clause 6.3 subclause (3) of QPRLEP 2022. The GDCP provides for a staging plan outlining the timely and efficient release of urban land, transport movement, landscaping strategies, active and passive recreation areas, stormwater and water quality management, environmental hazards, urban design controls, appropriate controls for neighbourhood commercial and retail uses, and suitably located public facilities and services. Further assessment against relevant controls contained within the GDCP is provided below.</p>
<p><b>6.4 Development near Googong Dam foreshores:</b></p> <ul style="list-style-type: none"> <li>Clause applies to development in Googong in the area mapped as being in the Googong Foreshore Buffer.</li> </ul>	Yes	<p>This clause is considered relevant as part of the subject site is identified as "Googong Foreshore Buffer on the Local Clauses Map as shown below. Given the distance of the development site from the Googong Dam, it is not considered that the proposal will compromise the water supply and quality of Googong Dam. All residential lots will be connected to reticulated water and sewer and the design of the subdivision</p>

		<p>incorporates suitable stormwater controls to ensure that the quality of Googong Dam is not impacted by this development.</p> 
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PART 7—ADDITIONAL LOCAL PROVISIONS		
Clause	Relevant?	Comment
<p><b>7.1 Earthworks:</b></p> <ul style="list-style-type: none"> <li>• Clause applies to earthworks that is not exempt.</li> <li>• Earthworks assessable for a heritage item or in a heritage conservation area except wholly in the back yard).</li> </ul>	Yes	<p>Earthworks associated with the site preparation and grading, and construction of the roads and infrastructure are proposed and form part of this application.</p> <p>This development application was accompanied by a geotechnical report, stormwater management and drainage report, engineering designs for stormwater management, water and sewer masterplans, site grading plans, existing slope plans and proposed contours plans post earthworks. In accordance with the proposed slope analysis plan, all lots created will have sufficient building area with slopes no more than 20% which is acceptable. Refer to Figure below.</p> <p>Final design of the grading and earthworks will be resolved in detail design and subsequent subdivision works certificate approval.</p> <p>The proposed earthworks will not have a detrimental impact on drainage patterns and soil stability or the existing and likely amenity of adjoining properties. Any earthworks and sediment and erosion control measures will be managed through conditions of consent.</p>





## 7.2 Terrestrial biodiversity:

- This clause primarily seeks to protect native flora and fauna.

Yes


This clause is considered relevant to the proposed development as part of the subject site particularly the northern side is identified as "Biodiversity" on the Terrestrial Biodiversity Map.


The proposal involves the removal of up to 10.11 ha of native vegetation within the subject land except for vegetation within the open space area on the north-eastern side which will be protected and retained. The area of retained and well-connected remnant vegetation in the north-east of the subject land will facilitate movement of any threatened species. The proposal includes the removal of all vegetation within the development footprint, including eight of the 16 hollow-bearing trees (HBTs) recorded within the subject land.

The proposed development triggers entry into the Biodiversity Offset Scheme (BOS) as the clearing threshold is exceeded. A Biodiversity Development Assessment Report (BDAR) prepared by EcoLogical Australia dated 27 October 2023 was submitted in support of the proposal. The BDAR assesses the biodiversity values of the development site and sets out the measures that the applicant proposes to take to avoid or minimise the impact of the proposed development.

One native Plant Community Type (PCT) was identified within the subject land: *PCT 3375 Monaro-Queanbeyan Rolling Hills Grassy Forest*. The BDAR state that a total




		<p>of 69 ecosystem credits were calculated. No species credit entities were recorded during targeted surveys or assumed present in the development footprint, and therefore the development is not anticipated to have any direct impacts on threatened species and threatened species habitat. No impacts of the development require offsetting for threatened species. The development footprint is primarily concentrated in those parts of the subject land which are most highly modified and have the lowest biodiversity value, thereby avoiding and minimising impacts to some areas of high biodiversity value. These actions have thereby directly avoided impacts to 2.23 ha of the total 12.35 ha of native vegetation and avoided direct impacts to eight of the 16 HBTs recorded.</p> <p>No serious and irreversible impacts have been identified relevant to the proposed development. The subject site is not mapped on the Biodiversity Values Map. Development impact on Biodiversity was addressed and was considered satisfactory.</p> <p>The BDAR was reviewed by DCCEEW - Biodiversity Conservation and Science (Southeast team) (BCSc). BCS recommended a number of mitigation measures which will form part of the conditions of consent (if granted).</p>
		
<b>7.3 Drinking water catchments:</b>	N/A	This clause <b>is not</b> considered relevant as the subject site is not identified as "Drinking

<ul style="list-style-type: none"> <li>This clause primarily seeks to protect drinking water supplies by maintaining water quality.</li> </ul>		water Catchment” on the Drinking Water Catchment Map.
<b>7.4 Riparian land and watercourses:</b> <ul style="list-style-type: none"> <li>This clause primarily seeks to protect and maintain water quality in waterways, the stability of beds &amp; banks and aquatic &amp; riparian habitats.</li> </ul>	N/A	<p>This clause is not considered relevant to the proposed development as the site is not identified as “Watercourse” on the Riparian Land and Watercourses Map”.</p> 
<b>7.5 Salinity:</b> <ul style="list-style-type: none"> <li>This clause seeks to ensure land that is impacted by salinity or where the site is prone to erosion is managed.</li> </ul>	N/A	<p>This clause <b>is not</b> considered relevant as the subject site is not identified as “Salinity” on the Landscape Map.</p>
<b>7.6 Highly erodible soils:</b> <ul style="list-style-type: none"> <li>This clause seeks to protect highly erodible soils.</li> </ul>	N/A	<p>This clause <b>is not</b> considered relevant as the subject site is not identified as “Erodible Lands” on the Landscape Map.</p>
<b>7.7 Slopes over 18 degrees:</b> <ul style="list-style-type: none"> <li>This clause seeks to manage the impact of development on steep slopes.</li> </ul>	N/A	<p>This clause <b>is not</b> considered relevant as the subject site is not identified as “Slopes over 18 degrees” on the Landscape Map.</p>
<b>7.8 Airspace operations:</b> <ul style="list-style-type: none"> <li>This clause seeks to manage the potential impact of development that penetrates the Airport Obstacle Limitation Surface.</li> <li>The clause may be triggered by the existing height of the land or the height of the land plus the height of the building.</li> </ul>	Yes	<p>The proposed development penetrates the 720.00AHD level on the Obstacle Limitations Surface (OLS) Map for the Canberra Airport. This is because the existing ground level of the majority of land within Googong Township is above 720.00AHD.</p> <p>In accordance with Clause 7.8(2) of the QPRLEP, development consent must not be granted to development that the consent authority is satisfied will penetrate the Limitation or Operations Surface for Canberra Airport unless the consent authority has notified the operator of Canberra Airport of the development. As mentioned above, the existing ground level of the development site penetrates the OLS for Canberra Airport, thus the application was notified to Canberra Airport pursuant to Clause 7.8.</p> <p>Separate approval shall be obtained from the Canberra Airport should cranes or other structures with height exceeds the height of 822m AHD or 20m AGL are used on site during construction.</p>

<b>7.9 Development in areas subject to aircraft noise:</b> <ul style="list-style-type: none"> <li>The clause seeks to prevent the impact of noise from the airport or under flight paths.</li> </ul>	N/A	This clause <b>is not</b> considered relevant to the proposed development as the site <b>is not</b> located near the Canberra Airport or within an ANEF contour of 20 or greater.
<b>7.10 Aircraft noise—development in the South Jerrabomberra Urban Release Area:</b> <ul style="list-style-type: none"> <li>This clause applies to noise sensitive development (residential or community use) in South Jerrabomberra Urban Release Area.</li> </ul>	N/A	This clause <b>is not</b> considered relevant as the subject site is not located in the South Jerrabomberra Urban Release Area.
<b>7.11 Development in areas adjoining national parks and nature reserves:</b> <ul style="list-style-type: none"> <li>This clause seeks to protect values of national parks and nature reserves.</li> <li>It applies to land adjoining a national park or nature reserve.</li> </ul>	N/A	This clause <b>is not</b> considered relevant as the subject site is not mapped as adjoining national parks or nature reserves.
<b>7.12 Essential services:</b> <ul style="list-style-type: none"> <li>This clause seeks to ensure all relevant essential services are available to the development.</li> </ul>	Yes	<p>Pursuant to Clause 7.12 of QPRLEP 2022, development consent must not be granted to development unless the consent authority is satisfied all of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—</p> <ul style="list-style-type: none"> <li>(a) the supply of water,</li> <li>(b) the supply of electricity,</li> <li>(c) the disposal and management of sewage,</li> <li>(d) stormwater drainage or on-site conservation,</li> <li>(e) suitable vehicular access.</li> </ul> <p>Council's Development Engineer has assessed the proposed development and confirmed that the site does have suitable vehicle access and essential services (water, sewer and stormwater) available or can be made available. Refer to specific comment under Development Engineer's referral.</p> <p>In regards to subclause (b) <i>the supply of electricity</i>, electricity connections are also being made progressively available to the proposed development. The application was referred to essential Energy for comment. Essential Energy has raised no objection to the proposal.</p> <p>All essential services and infrastructure must be constructed and completed prior to</p>

		the release of any Subdivision Certificate for the proposed lots.
<b>7.13 Location of sex services premises:</b> <ul style="list-style-type: none"> <li>This clause seeks to minimise potential land use conflicts associated with sex services premises.</li> </ul>	N/A	This clause is not considered relevant as the proposal does not seek development consent for sex services premises.
<b>7.14 Scenic protection:</b> <ul style="list-style-type: none"> <li>This clause seeks to protect scenic amenity and ensure development does not impact on it.</li> </ul>	Yes	<p>This clause <b>is</b> relevant to the proposed development as part of the site <b>is</b> identified as "Scenic Protection Area" on the Scenic Protection Map. This part of the development site contains small portion of the proposed Road 01 and open space. It is considered that the proposed development will have minimal visual impact on the locality. The impact is not considered to be detrimental to the area and is in line with the existing surrounds and other similar subdivision within the locality.</p> <p>A landscape plan was submitted with the application showing street trees, ground cover within open space areas and planting along Googong Road frontage which are considered to be appropriate and will make a positive contribution to the natural environment of the streetscape. A condition of consent will be imposed to ensure suitable native species will be planted to ensure ecological consistency across the site and contribute to the preservation of native plant communities.</p>

		
<b>7.15 Active street frontages:</b> <ul style="list-style-type: none"> <li>This clause applies to development mapped on land as an active street frontage in the B3 Commercial Core. It seeks to promote uses that attract pedestrian traffic to ground floor street frontages. Clause applies to new buildings and change of use applications.</li> </ul>	N/A	This clause is not considered relevant to the proposed development as the site is not identified as "Active street frontage" on the Active Street Frontages Map".
<b>7.16 Development near Cooma Road Quarry</b>	N/A	This clause is not considered relevant to the proposed development as the site is not identified as "Buffer Area" on the Quarry Buffer Area Map".
<b>7.17 Development near HMAS Harman</b>	N/A	This clause is not considered relevant to the proposed development as the site is not located within 2 kilometres of HMAS Harman or within Zone E4 General Industrial.
<b>7.18 Development near arterial roads</b>	N/A	This clause is not considered relevant to the proposed development as the site is not identified as "Arterial Road Area" on the Local Clauses Map.
<b>7.19 Development near Hume Industrial Area and Goulburn to Bombala Railway Line</b>	N/A	This clause is not considered relevant to the proposed development as the subject site is not located directly adjacent/opposite the Hume Industrial Area or the Goulburn to Bombala Railway Line. The site is not identified as being within the "visual and



		acoustic buffer land" on the Local Clauses map.
<b>7.20 Animal boarding or training establishments</b>	N/A	This clause is not considered relevant as the proposal does not seek development consent for animal boarding or training establishments.
<b>7.21 Restaurants, cafes, or function centres in Zone C4</b>	N/A	This clause is not considered relevant as the proposal does not seek development consent for the restaurants, cafes or function centres in Zone C4.
<b>7.22 Erection of rural worker's dwellings on land in Zones RU1 and C3</b>	N/A	This clause is not considered relevant as the proposal does not involve the erection of rural worker's dwellings on land in Zones RU1 and C3.
<b>7.23 Replacement of Lawfully erected dwelling houses in Zones E1 and E4</b>	N/A	This clause is not considered relevant as the proposal does not involve the replacement of lawfully erected dwelling house in Zones E1 and E4. The proposal is for land subdivision.
<b>7.24 Development at 202 Goolabri Drive, Sutton</b>	N/A	This clause is not considered relevant to the proposed development as the site is not identified as Lot 3 DP 1074706, 202 Goolabri Dr, Sutton.
<b>Development at/on: 7.25 Certain land at Braidwood, Bungendore and Googong</b>	N/A	The site is not identified as 'Additional Development Area 1' on the Local Clause Map and it is not for land subdivision to create lots with an area of 130m <sup>2</sup> .
<b>7.26 Development on certain land at South Jerrabomberra</b>	N/A	This clause is not considered relevant to the proposed development as the subject site is not located in the South Jerrabomberra Urban Release Area.

**4.15(1)(a)(ii) any draft environmental planning instruments**

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

**4.15(1)(a)(iii) any development control plan**

**GOOGONG DEVELOPMENT CONTROL PLAN 2010 AND QUEANBEYAN DEVELOPMENT CONTROL PLAN 2012**

The proposed development has been assessed in accordance with the relevant requirements of the Queanbeyan and Googong Development Control Plans.

The GDCP adopts Part 1, Section 1.8 and Part 2 Section 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. of the Queanbeyan Development Control Plan 2012 (QDCP). However, Part 1 of the QDCP has subsequently been replaced by the QPRC Community Engagement and Participation Plan, which is addressed in a separate section of this report.

QUEANBEYAN DCP 2012 COMMENTS		
Section	Controls	Compliance / Conditions
PART 1 – ABOUT THIS DEVELOPMENT CONTROL PLAN		
1.8	Public Notification Of A Development Application	Complies

	<p>Part 1 of the QDCP has subsequently been replaced by the QPRC Community Engagement and Participation Plan.</p> <p>The development application was notified to adjoining owners and advertised on Council website from 05/02/2024 to 04/03/2024 and three submissions were received. This is discussed later in the report.</p>	
<b>PART 2 – ALL ZONES</b>		
<b>2.2</b>	<p><b>Car Parking</b></p> <p>The proposed development does not specifically require any car parking. The assessment of car parking requirements will be required at DA stage for buildings on any lot.</p> <p>The application has been referred to Councils Development Engineer who has found the access off Googong Road and road network including pedestrian footpath to be satisfactory in this instance.</p>	Complies
<b>2.3</b>	<p><b>Environmental Management</b></p> <p>The proposed development will not result in any significant environmental impacts and is not located within the vicinity of arterial roads, entertainment venues or the like.</p> <p>Given that the land is located near the Googong Township Water Recycling Plant (WRP) and that a noise exclusion buffer zone for the WRP covers a small portion of the site near the boundary adjacent to Googong Road, a noise assessment for the proposed residential development was conducted by SLR Consulting Australia Pty Ltd (SLR). A Noise assessment report prepared by SLR dated November 2021 was submitted with the application.</p> <p>Measurements of ambient noise, which includes WRP noise and other more prominent extraneous noise sources, were undertaken to determine the extent of WRP noise intrusion at the development site. Noise from the WRP was below 35 dBA at the development site at all times, but still may be audible at times during night-time when the ambient environment is relatively quiet. However, the overall noise level was still below 35 dBA.</p> <p>In accordance with the noise assessment report, the results of the noise monitoring, together with post-commissioning compliance noise assessment results, have shown that the WRP noise would be less than the controlling NPfI noise limit at all times on the development site. Therefore it would be reasonable to conclude that the noise buffer zone would not apply to the development site.</p> <p>Council's Health Officer has reviewed the noise assessment report and has raised no objection to the proposal.</p> <p>Detailed construction management plans (CMPs) will be required to be submitted for the development prior to the issue of the Subdivision Works Certificate. The CMPs will need to address such issues as (but not limited to): noise, dust, traffic, erosion and sediment control, and protocols for managing complaints.</p> <p>Standard conditions regarding site management and erosion and sediment control to be imposed on the development consent (if granted).</p>	Complies / condition

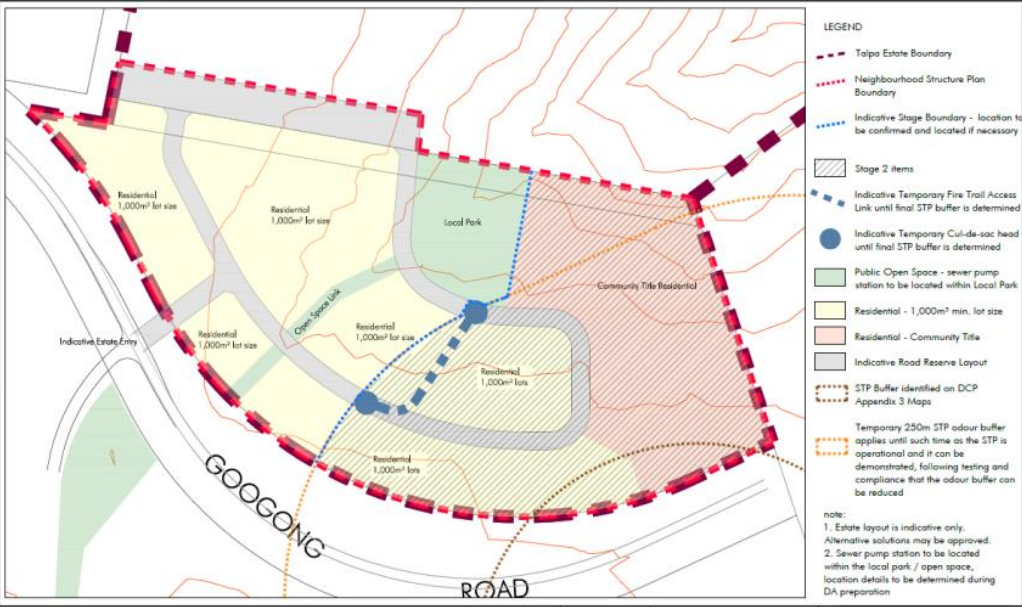
<b>2.4</b>	<b>Contaminated Land Management</b>  The proposal is considered generally satisfactory with respect to State Environmental Planning Policy (Resilience and Hazards) 2021 and therefore also with respect to DCP clause 2.4.	Complies
<b>2.5</b>	<b>Flood Management</b>  The subject site is not within a flood prone area.	N/A
<b>2.6</b>	<b>Landscaping</b>  In accordance with Table 4 of Clause 2.6 of QDCP, a Category 2 landscape plan prepared by accredited landscape consultant is required to be prepared and submitted with the application.  A Category 2 landscape plan prepared by Place Logic (accredited landscape consultant) was submitted with the application.  The landscape plan incorporates a mixture of hard and soft landscaping and small to medium size trees with a mix of shrubs and surface treatment. The proposed landscaping is not anticipated to have any negative impacts on passive surveillance, sight distance and road safety. It will provide adequate amenity to the future residents and embellish the streetscape and common areas.  The landscape plan is generally acceptable in regard to the location of the proposed trees, open spaces and features. However the proposed exotic species as shown on the landscape plans are not considered suitable for the site given the proximity to the conservation area (avoided land) within the subject site and Environmental Conservation zones on adjoining lands.  To ensure the long-term protection and management of the biodiversity values in the conservation area within the subject site and adjoining properties, the submitted landscape plan will not be approved as part of this application. A condition of consent will be imposed (if granted) requiring a revised landscape plan to be submitted prior to the issue of a Subdivision Works Certificate to ensure the landscape plan incorporates appropriate native species from PCT 3375 to ensure ecological consistency across the site. This alignment will support local biodiversity and contribute to the preservation of native plant communities.  Standard condition of consent will be imposed to ensure landscaping will be installed by Council's accredited landscape contractor.	Conditions
<b>2.7</b>	<b>Erosion and Sediment Control</b>  Standard conditions relating to site management and sediment and erosion controls will be imposed should development consent be granted. Sediment and erosion controls must be installed prior to any work commencing and be maintained throughout the course of construction works.	Conditions
<b>2.8</b>	<b>Guidelines for Bushfire Prone Areas</b>  The site is identified as bushfire prone land and required approval from the New South Wales Rural Fire Service (NSW RFS) under Section 100b of the <i>Rural Fires Act 1997</i> . General Terms of Approval	Complies / conditions

	(GTAs) from the NSW RFS was received on the 25 March 2025. The GTAs will form a condition of consent.	
<b>2.9</b>	<b>Safe Design</b>  The proposed development is not inconsistent with the aims and objectives of this section of the DCP. All lots proposed will be capable of accommodating clear access points and achieving reasonable outcomes for passive and natural surveillance. The proposed development presents a safe and low risk environment which will reduce the potential for accidents and criminal activity. The main entrance of Googong Road and public places will be clearly defined through design features and directional signs. The overall design promotes pride and a sense of place for the community, encourages walking and cycling.	Complies
<b>2.10</b>	<b>Subdivision</b>  The proposed development includes subdivision and meets the requirements of this clause. Each lot created meets the minimum lot size and has sufficient usable area for building, private open space, landscaping and access with slopes less than 20%. It is considered that the density of allotments created reflects the land capability, natural constraints and hazards of the land and is consistent with the existing residential development in the locality. Each lot has been designed and orientated to ensure future dwelling will receive adequate solar access. Each lot will have suitable vehicle access and essential services (water, sewer and stormwater) are available or can be made available to cater for future development. Subdivision requirements have been further assessed under Part 5 of Googong DCP below.	Complies
<b>2.11</b>	<b>Airspace Operations and Airport Noise</b>  The proposed development complies with the requirements prescribed for the site in Clause 7.8 Airspace Operations and 7.9 Development in areas subject to Airport Noise of the QPRLEP 2022 – see previous discussion in this assessment.	Complies
<b>2.12</b>	<b>Preservation of Trees and Vegetation</b>  The proposal involves the removal of up to 10.11 ha of native vegetation within the subject land except for vegetation within the open space area on the north-eastern side which will be protected and retained.  The proposed development triggers entry into the Biodiversity Offset Scheme (BOS) as the clearing threshold is exceeded. A Biodiversity Development Assessment Report (BDAR) prepared by EcoLogical Australia dated 27 October 2023 was submitted in support of the proposal. The BDAR assesses the biodiversity values of the development site and sets out the measures that the applicant proposes to take to avoid or minimise the impact of the proposed development.  No serious and irreversible impacts have been identified relevant to the proposed development. The subject site is not mapped on the Biodiversity Values Map. Development impact on Biodiversity was addressed and was considered satisfactory.	Complies/ Conditions

	The BDAR was reviewed by DCCEEW - Biodiversity Conservation and Science (Southeast team) (BCSc). BCS recommended a number of mitigation measures which will form part of the conditions of consent (if granted).	
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Googong DCP COMMENTS		
Section	Controls	Compliance / Conditions
PART 3 – THE MASTER PLAN		
3.4	<p><b>Master Plan, Infrastructure and Urban Release Staging Plan, and Neighbourhood Structure Plan</b></p> <p>The Master Plan outlines general objectives and controls for Neighbourhood Structure Plans. These Plans provide for the orderly and sequential development of Googong for the next 25 years by establishing infrastructure plan and Urban Release Staging Plan and the broad structure of each area of land within the context of the Master Plan.</p> <p>Development is to be generally in accordance with the Master Plan, Infrastructure and Urban Release Staging Plan, and relevant Neighbourhood Structure Plan.</p> <p><u>Master Plan Objectives</u></p> <p>Objectives of Googong Master Plan are:</p> <ul style="list-style-type: none"> <li>• <i>Establish high quality liveable neighbourhoods within a sustainable township.</i></li> <li>• <i>Create a transition from lower density residential fringes to urban mixed use centres.</i></li> <li>• <i>Promote interconnectivity within and between neighbourhoods through safe and legible pedestrian paths, cycle ways and streets.</i></li> <li>• <i>Focus each neighbourhood around a 'neighbourhood centre' which is to be a hub of community, commercial and retail activity.</i></li> <li>• <i>Create a connected open space network catering for all ages with a range of civic, active, passive and civic spaces.</i></li> <li>• <i>Provide opportunities for future residents and visitors to meet their social, cultural and economic needs.</i></li> </ul> <p>The proposal is generally consistent with the above objectives of the master plan.</p> <p><u>Neighbourhood Structure Plan</u></p> <p>The proposal does not create any inconsistency with the Neighbourhood Structure Plan contained within Appendix 4 – Neighbourhood Structure Map - Talpa of the Googong Development Control Plan.</p> <p>The proposal is to be carried out generally in accordance with the Master Plan and the applicable Neighbourhood Structure Plan - Talpa. The proposed development is considered to be generally consistent with these Plans subject to imposition of recommended conditions of consent except for the road layout which was re-designed to provide separated safe entry and egress to meet the bushfire requirements. The development will facilitate future</p>	Complies



	residential development and associated infrastructure within Talpa Estate.	
	 <p><b>Talpa Structure Plan</b></p>	
<b>PARTS 4 AND 5 – SUBDIVISION AND DESIGN</b>		
<b>PART 4 – SUBDIVISION CONTROLS</b>		
<b>4.1</b>	<p><b>Introduction</b></p> <p>Part 4 and 5 of the GDCP set out the relevant criteria for subdivision design. A comprehensive assessment against this part is provided below. The proposed development is considered generally satisfactory regarding objectives and controls of this part. Subdivision design is generally in accordance with the Neighbourhood Structure Plan.</p>	Complies
<b>4.4</b>	<p><b>Lot Orientation</b></p> <p><b>Lot Orientation Controls</b></p> <p>a) <i>Consideration should be given to different lot dimensions depending on the lot orientation. In this regard, upfront detailed tailoring of a layout at the early stages of a project can deliver sustainable outcomes.</i></p> <p>Dimension and lot orientation is considered acceptable. All lots have been designed to ensure they are generally regular in shape to maximise efficiency of future development and have been orientated to provide access to the street network and provide connections to public open space areas.</p> <p>b) <i>Lot orientation, size and dimensions should enable dwellings to be generally sited either on a N-S or E-W orientation. Where other amenities such as views over open space are available or the topography prevents efficient design then alternative lot orientations can be considered. Refer above.</i></p> <p>All lots are capable of receiving sufficient solar access and has a north to south or east to west orientation. No dwelling houses are proposed with this application. Solar access will be further assessed as part of separate application for each dwelling on the created lots.</p>	Complies

	<p>c) <i>Allowances are to be made for different lot depths and widths, depending on orientation, which may also result in increased variety to the streetscape frontage pattern.</i></p> <p>The proposed lots have been designed to ensure they are compatible with the streetscape frontage pattern in the locality.</p> <p>d) <i>Where E-W oriented lots are proposed lots should be wider to support solar access.</i></p> <p>Orientation has been driven by the topography. All lots have been designed to ensure they are capable of receiving sufficient solar access.</p> <p>e) <i>Design for deeper N-S lots on the southern side of roads, particularly if two storey dwellings are envisaged, to allow for solar access to private open space at the rear.</i></p> <p>Orientation has been driven by the topography. All lots have been designed to ensure they are capable of receiving sufficient solar access. No residential developments are proposed with the proposed development.</p> <p>f) <i>N-S oriented lots on the northern side of an E-W road can be less deep than N-S lots on the southern side of the same road. Narrower lots can be accommodated, particularly for the northern lots as they as particularly suitable for two storey dwellings with a lesser footprint. A wider southern lot allows for a central courtyard, which may gain greater solar penetration.</i></p> <p>Orientation has been driven by the topography. All lots have been designed to ensure they are capable of receiving sufficient solar access and adequately serviced. No residential development is proposed with the proposal.</p>																	
	<p><b>Lot Size and Layout Controls</b></p> <p>a) <i>Minimum lot size is to be in accordance with the QPRLEP 2022 Lot Size Map and the lot dimensions are to be in accordance with the Table 1 below.</i></p> <p><b>Table 1 – Minimum Frontage Dimensions</b></p> <table><tr><th>Lot Size</th><th>Minimum Frontage Dimension</th></tr><tr><td>170 &lt; 250m<sup>2</sup></td><td>6.0m</td></tr><tr><td>250 &lt; 300m<sup>2</sup></td><td>6.0m</td></tr><tr><td>300 &lt; 450m<sup>2</sup></td><td>10m</td></tr><tr><td>450 &lt; 600m<sup>2</sup></td><td>12m</td></tr><tr><td>600 &lt; 900m<sup>2</sup></td><td>12m</td></tr><tr><td>900 &lt; 1500m<sup>2</sup></td><td>15m</td></tr><tr><td>&gt; 1500m<sup>2</sup></td><td>18m</td></tr></table> <p>In accordance with the QPRLEP 2022, the minimum lot size for the site is 1000m<sup>2</sup>. Lots vary in size from 1000m<sup>2</sup> to 1808m<sup>2</sup> and therefore comply with clause 4.1 of the QPRLEP 2022.</p> <p>In accordance with Table 1, lot frontage should be at least 15m for lots with an area of 901m<sup>2</sup> - 1500m<sup>2</sup> and 18m for lots exceed 1500m<sup>2</sup></p>	Lot Size	Minimum Frontage Dimension	170 < 250m <sup>2</sup>	6.0m	250 < 300m <sup>2</sup>	6.0m	300 < 450m <sup>2</sup>	10m	450 < 600m <sup>2</sup>	12m	600 < 900m <sup>2</sup>	12m	900 < 1500m <sup>2</sup>	15m	> 1500m <sup>2</sup>	18m	Complies
Lot Size	Minimum Frontage Dimension																	
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> 1500m <sup>2</sup>	18m																	

	<p>to facilitate the proposed driveway and to ensure the future dwellings meet the setback requirements.</p> <p>All lots will have a frontage exceeds 15m and 18m requirements.</p> <p>b) <i>Residential lot size must be capable of accommodating a dwelling, private open space and at least one under cover car parking space.</i></p> <p>Each proposed residential lot will be capable of accommodating a dwelling, private open space and undercover car parking.</p> <p>c) <i>Lot size and layout are to take into account the slope of the land, any environmental constraints and any significant natural features to create a legible and permeable neighbourhood pattern.</i></p> <p>It is considered that the lot size and layout takes into account the constraints and natural features of the site. The subdivision has been designed to mitigate impacts on site features such as bushfire, heritage and biodiversity.</p> <p>d) <i>Lots should be generally rectangular in shape and orientated to allow future dwellings to gain access off streets and where possible, public open spaces.</i></p> <p>The proposed lots are rectangular in shape except for battle-axe lots and are orientated to allow future development to gain access off the street and have access to public open spaces.</p> <p>e) <i>No more than two battle axe shaped allotments should adjoin each other. The access corridor is that part of a battle axe shaped allotment which provides private access between the main part of the allotment and the public road.</i></p> <p><i>Council's requirements for access corridors are as follows:</i></p> <ol style="list-style-type: none"> <li>1) <i>Maximum length: 60m</i></li> <li>2) <i>Minimum width: 4.0m</i></li> <li>3) <i>Minimum width of Shared Access Corridor: 6.0m</i></li> <li>4) <i>No more than two allotments should be served by a shared access corridor.</i></li> </ol> <p><i>The access corridor of a battle axe allotment is not included in the calculation of the minimum allotment area.</i></p> <p>The proposal involves the creation of battleaxe allotments with access handle width is more than 6m and length less than 60m. All access handles provide direct private access to the proposed public road. No more than two battle axe shaped allotments are adjoined each other. The access handle design has been reviewed by Development Engineer who has raised no objection to the proposal.</p>	
4.5	<p><b>Land North Googong Dam Road and East of Old Cooma Road</b></p> <p>The site is located on land north of Googong Dam Road and east of Old Cooma Road.</p> <p><b>Subdivision Controls</b></p> <p>a) <i>The minimum lot size and dimensions are to be in accordance with the QPRLEP 2022 Lot Size Map and Table 2 below:</i></p>	Minor variation - supported

Table 2: Minimum Frontage Dimensions for Large Lots

Zone	Lot Size	Minimum Frontage Dimension
R1	1,000m <sup>2</sup>	18m
R5	15,000m <sup>2</sup> (1.5ha)	50m to internal road. Reduced frontage dimension permitted at the end of a cul-de-sac or right of carriageway.
E2	100,000m <sup>2</sup> (10ha)*	

The proposed lots are varied in size from 1000m<sup>2</sup> to 1808m<sup>2</sup> and comply with the minimum lot size specified in the QPRLEP 2022.

Zone	Lot Size	Minimum Frontage Dimension (m)	Proposed Frontage Dimension (m)
R1	1000m <sup>2</sup>	18m	Lot 4 – 17.89m Lot 25 – 17.52m

All lots comply with the minimum frontage dimensions except for Lots 4 and 25 as shown in Table above. This is a variation to the DCP.

The proposed variation is considered minor and is supported for the following reasons:

- (i) A suitable vehicle and pedestrian access can be provided to those lots despite the narrow frontages. Council's Development Engineer has assessed the application and has raised no objection to the proposal.
- (ii) The narrow lot width will not impact on the building appearance or streetscape and proposed landscaping at the front boundary.
- (iii) Narrow frontage will not reduce the natural surveillance to/from dwelling to/from the street or solar access.
- (iv) The variation arise due to the street pattern and site topography of the land. The lot is still generally rectangular in shape and has sufficient building platform.
- b) The subdivision of the land requires preparation of a Neighbourhood Structure Plan and its approval by Council prior to submission of a development application for subdivision of this locality.

The Neighbourhood Structure Plan was adopted by Council on 18 November 2014. The proposed subdivision is not considered to be inconsistent with the structure plan except for the road layout which was re-designed to provide separated safe entry and egress to meet the bushfire requirements.

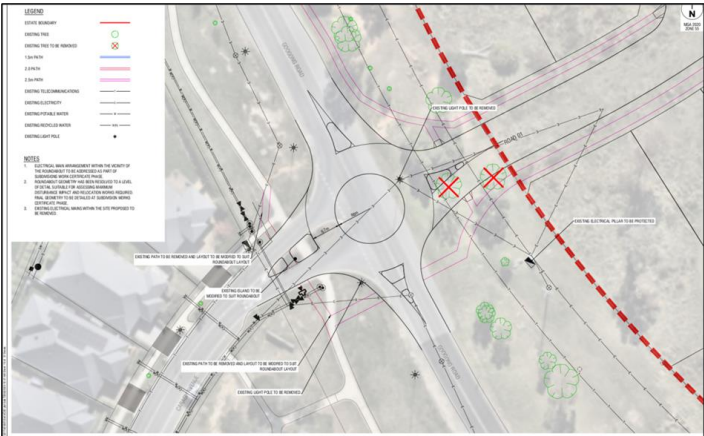
- c) Subdivision of R5 land is permitted to have only one public road access off Old Cooma Road.
- d) No direct access to allotments will be permitted to Old Cooma Road or Googong Dam Road.
- e) The R5 land may be subdivided as a cluster housing subdivision under a Community Title Scheme. Each lot created is to have an area of not less than 1000m<sup>2</sup> and not more than one dwelling house is to be erected for each 1.5ha of the land on which the development is to be carried out.

	<p><i>Only one private road access will be permitted to Old Cooma Road servicing the cluster housing subdivision.</i></p> <p>The proposed subdivision does not include R5 zoned land and does not include any allotments created to have direct access to Old Cooma Road or Googong Dam Road (Googong Road). The subdivision site will be accessed via new public road connected to Googong Road.</p> <p>f) <i>An application for development involving E2 zoned land is to demonstrate to Council that an appropriate management regime will be put in place relating to bushfire control, vegetation clearing, access provision, fencing controls, recreational uses, feral animal and weed control, management of grazing, keeping of animals and landscaping with indigenous species.</i></p> <p>g) <i>Building envelopes in zone R5 must be setback a minimum 10m from an internal road, 20m from Old Cooma Road and 10m from an adjoining lot side boundary.</i></p> <p>The proposed subdivision includes a portion of E2 zoned land that is subdivided to create a residue lot, open space and roads. Conditions will be imposed to ensure an appropriate management of the E2 zone relating to bushfire control, vegetation clearing, access provision, fencing, recreation uses, weed control, keeping of animals and landscaping with suitable native species.</p> <p>As mentioned, the individual residential lots will not have direct access to Googong Road.</p>	
4.6	<p><b>Residential Interface with Googong Dam Foreshores</b></p> <p>Part of the subject site is identified as "Googong Foreshore Buffer on the Local Clauses Map. No dwelling allotments are created within the part of land zoned E2 and structures are proposed within the E2 zone.</p> <p>Given the distance of the development site from the Googong Dam, it is not considered that the proposal will compromise the water supply and quality of Googong Dam. All residential lots will be connected to reticulated water and sewer and the design of the subdivision incorporates suitable stormwater controls to ensure that the quality of Googong Dam is not impacted by this development.</p> <p><b>Subdivision Controls</b></p> <p>a) <i>The minimum lot size to be in accordance with the QPRLEP 2022 Lot Size Map i.e. 5ha.</i></p> <p>The proposed lots are varied in size from 1000m<sup>2</sup> to 1808m<sup>2</sup> and comply with the minimum lot size specified in the QPRLEP 2022.</p> <p>b) <i>The configuration of the E2 zone in this locality may preclude subdivisions into satisfactory lot sizes to adjoin with adjacent R5 subdivided land. Strategies for the management and control of this land will need to be submitted as part of Plan of Management.</i></p> <p>All residential allotments are located within the portion of land zoned R1 General Residential and meet the minimum size requirements under the QPRLEP 2022.</p>	Complies



	<p>c) <i>An application for development involving E2 zoned land is to demonstrate to Council that an appropriate management regime will be put in place relating to bushfire control, vegetation clearing, access provision, fencing controls, recreational uses, feral animal and weed control, management of grazing, keeping of animals and landscaping with indigenous species.</i></p> <p>As mentioned above, conditions will be imposed to ensure an appropriate management of the E2 zone relating to bushfire control, vegetation clearing, access provision, fencing, recreation uses, weed control, keeping of animals and landscaping with suitable native species.</p> <p>d) <i>Building envelopes in zone R5 must be setback a minimum 10m from an internal road and 10m from adjoining side and rear boundaries.</i></p> <p>The proposed subdivision does not include R5 zoned land.</p>	
<b>PART 5 – DESIGN GUIDELINES AND CONTROLS FOR PUBLIC DOMAIN</b>		
<b>5.2</b>	<p><b>Street Network</b></p> <p><b>Controls</b></p> <p>a) <i>Streets are to be designed in accordance with the Master Plan and Council's adopted QPRC Engineering Design and Construction Specifications.</i></p> <p>b) <i>A development application must demonstrate that the proposed streets are appropriate for their role in the street network.</i></p> <p>c) <i>All new streets are to comply with the design and engineering requirements applicable to roads and streets, crossings, footpaths, cycle ways, bus shelters and the like in the QPRC Engineering Design and Construction Specifications.</i></p> <p>d) <i>Streets are to include a stormwater drainage facilities as required. WSUD controls should be provided where possible in central medians.</i></p> <p>e) <i>Subdivisions are to be designed to provide adequate safety for pedestrians using the street verge.</i></p> <p>f) <i>Applications for subdivision shall be accompanied by a traffic engineering assessment that includes traffic volumes and movements, cross-sections through typical street types demonstrating that road reserve widths can adequately accommodate electricity, gas, telecommunications, water and waste water infrastructure, street trees, footpaths, shared paths, on-street parking, road pavement widths and where appropriate on- street cycling.</i></p> <p>It is considered that the proposed subdivision satisfies the objectives of Part 5.2. The subdivision provides a simple street network that provides a legible street pattern for both road users and pedestrians. Conditions will be imposed to ensure road hierarchy, alignment, and intersections to be designed and constructed in accordance with requirements specified in Council's Road Geometry and Pavement Design Specifications, as well as Council's Earthworks, Flexible Pavement, and Asphalt Concrete Construction Specifications. Development Engineer has reviewed the application and has raised</p>	Complies

	no objection to the proposed street network including stormwater drainage facilities subject to conditions of consent. (Refer to Development Engineer's comment for more details).	
5.3	<p><b>Road Hierarchy</b></p> <p>The proposed development involves the construction of these type of roads:</p> <p><b><u>Collector Street</u></b> The proposed Collector Street (Road 01) has been designed in accordance with D1.07.6 in Council's D1 Geometric Road Design Specification. The proposed Collector Street adopts the typical cross section comprising 11.2m of pavement width within a 22.0m wide road reserve. The SPIIRE report confirmed that the vertical geometry of the proposed collector road complies with QPRC D1 Specifications (i.e. absolute maximum grade of 12% and absolute minimum grade of 0.3%).</p> <p>Road 01 transitions into a Local Street approximately 30m north of Lot 16. The Local Street section of Road 01 is designed generally in accordance with QPRC D1 specifications.</p> <p>The engineering report submitted as part of the DA outlined that on-road cycle lanes are not provided on collector roads, but a wider 2.5m shared path is provided on the southern verge for both pedestrians and cyclists. Cyclists approaching the Googong Road Roundabout at Talpa will be directed to an off-road footpath to navigate the intersection.</p> <p><b><u>Local Street</u></b> The proposed Local Street (Road 02 and Part Road 01) has been designed in accordance with D1.07.6 in Council's D1 Geometric Road Design Specification. It includes a pavement width of 8m with a 5m verge on either side. Modified layback kerbs are proposed on both sides to provide access to allotments.</p> <p><b><u>Laneway</u></b> Laneway 01 is proposed to connect to Road 01 and run at the rear of lots 52-43 before the intersection of Road 02. The road reserve width is proposed to be 8m wide with a 4m pavement centrally located. No kerbs are proposed on the Laneway. The Laneway will serve as the access route for QPRC to access the proposed Sewer Pump Station (SPS) and Stormwater Assets, along with RFS to access the rear of lots 52-43.</p> <p>An absolute maximum grade of 16.7% has been proposed over a length of approximately 55m between Road 01 and the northeast corner of Lot 52. QPRC D11.17 Access Roads requires the grade to be less than 15%. If the grade exceeds 15%, concrete pavement is to be used. The proposal includes the Asphalt pavement for the Laneway that will meet the functionality requirements of Access Road as specified in D11.17 specifications.</p> <p><b><u>Googong Road Roundabout and T-Intersection on Googong Road</u></b> A four-way roundabout is proposed at the intersection of Googong Road and Caragh Avenue, which will serve as the primary access to the Talpa Estate. A turning movement plan submitted by SPIIRE confirmed that a 19m articulated vehicle could navigate the</p>	Complies

	<p>roundabout intersection on Googong Road without mounting the kerbs or the annulus.</p> <p>A T-Intersection is proposed as the secondary entrance and exit from the Talpa Estate near the existing turning head. The existing turning head is proposed to be removed as part of the intersection design.</p> <p><b><u>Proposed Road Layout Change</u></b></p> <p>Revised plans were received on 21/3/2024. The amended proposal removes the cul-de-sac at the end of Road 02 with an adjacent lot rearrangement with Road 02 continuing and intersection Googong Road immediately west of the Googong Foreshore Reserve gates. The existing turning head on Googong Road is proposed to be removed with the intersection construction. Vehicles travelling to the reserve on Googong Road would be permitted to turn left at the locked gates to the Googong Foreshore Reserve onto Road 02 and left onto Road 01 and out of the Talpa subdivision estate at the proposed roundabout on Googong Road.</p>  <p><i>Intersection details (Roundabout) – 191 Googong Rd</i></p> <p>Development Engineer has reviewed the proposal and supporting documents and has raised no objection to the proposed road including roundabout and T-intersection on Googong Road subject to conditions of consent.</p>	
5.4	<p><b>Public Open Spaces and Landscaping</b></p> <p>It is noted that this proposal does not include the provision of designated neighbourhood park(s), neighbourhood/town centre(s), and is not part of the Googong Common. Landscaping proposed as part of this application within the open space area, linear parks and drainage reserve, public domain includes the entry to the subdivision off of Googong Road as well as landscaping within the verge/ road reserve.</p> <p>It is considered that proposed landscaping is consistent with the design objectives for the public domain. The proposal incorporates a mix of landscaping features that establish an attractive, low maintenance landscape that is safe and secure for all users.</p> <p>The subdivision is bordered by a pedestrian path that will create a link throughout the development. The open space on the north-eastern side will be retained and protected to facilitate movement of</p>	Complies

	any threaten species and to minimise impacts to some areas of high biodiversity value.	
<b>5.5</b>	<p><b>Landscaping in the Public Domain</b></p> <p>The proposal was accompanied by a landscape plan demonstrating the proposed landscaping within the public domain of the subject site.</p> <p>The landscape plan incorporates a mixture of hard and soft landscaping and small to medium size trees with a mix of shrubs and surface treatment. The proposed landscaping is not anticipated to have any negative impacts on passive surveillance, sight distance and road safety. It will provide adequate amenity to the future residents and embellish the streetscape and common areas.</p> <p>The landscape plan is generally acceptable in regard to the location of the proposed trees, open spaces and features. However the proposed exotic species as shown on the landscape plans are not considered suitable for the site given the proximity to the conservation area (avoided land) within the subject site and Environmental Conservation zones on adjoining lands.</p> <p>To ensure the long-term protection and management of the biodiversity values in the conservation area within the subject site and adjoining properties, the submitted landscape plan will not be approved as part of this application. A condition of consent will be imposed (if granted) requiring a revised landscape plan to be submitted prior to the issue of a Subdivision Works Certificate to ensure the landscape plan incorporates appropriate native species from PCT 3375 to ensure ecological consistency across the site. This alignment will support local biodiversity and contribute to the preservation of native plant communities.</p>	Complies / condition
<b>5.6</b>	<p><b>Community Facilities</b></p> <p>No community facility is proposed as part of this application.</p>	N/A
<b>5.7</b>	<p><b>Educational Facilities</b></p> <p>No school is proposed as part of this application.</p>	N/A
<b>5.8</b>	<p><b>Public Art</b></p> <p>No public art is proposed as part of this application.</p>	N/A
<b>5.9</b>	<p><b>Signage in the Public Domain</b></p> <p>The proposal involves the installation of wall signs at the entrance of Talpa Estate within the road reserve. Final details to be provided as a condition of consent in relation to finishes, colours of logo. The location and number of signs proposed on each entry wall, they are considered appropriate under SEPP (Industry and Employment) 2021.</p>	Condition

#### PART 8 – ENVIRONMENTAL MANAGEMENT

<b>8.1</b>	<p><b>Introduction</b></p> <p>The clauses in this part that are relevant to the proposed development are listed below:</p>	Complies
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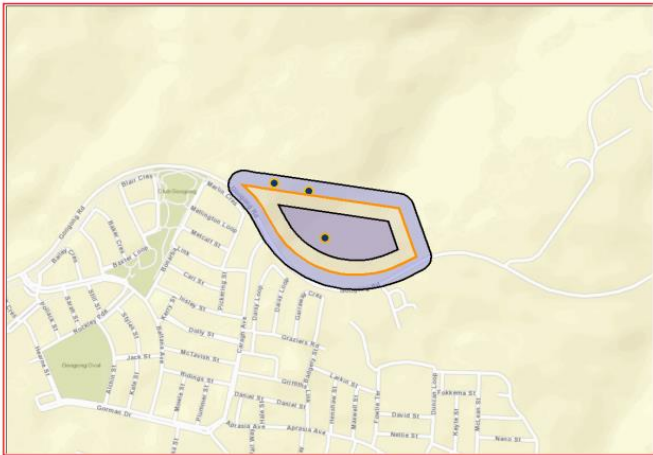


	<ul style="list-style-type: none"> <li>• 8.2 Soils and Salinity</li> <li>• 8.3 Cut and Fill</li> <li>• 8.4 Stormwater Management and Flooding</li> <li>• 8.5 Bushfire Management</li> <li>• 8.6 Aboriginal Heritage</li> <li>• 8.7 European Archaeological Heritage</li> <li>• 8.8 Tree Retention and Biodiversity</li> <li>• 8.9 Land Contamination Management</li> <li>• 8.10 Odour</li> <li>• 8.11 Construction Waste</li> <li>• 8.12 Landfill/Earthworks</li> <li>• 8.13 Development near Googong Dam Foreshore</li> </ul> <p>It must be noted that the majority of the above clauses simply reference compliance with related LEP clauses, or the controls reflect requirements contained in the LEP and SEPPs.</p>	
<b>8.2</b>	<p><b>Soils and Salinity</b></p> <p>This development application was accompanied by a geotechnical report, stormwater management and drainage report, engineering designs for stormwater management, water and sewer masterplans, site grading plans, existing slope plans and proposed contours plans post earthworks. Final design of the grading, soil classification and earthworks will be resolved in detail design and subsequent subdivision works certificate approval.</p> <p>Standard conditions regarding site management and erosion and sediment control to be imposed on the development consent (if applicable).</p>	Complies
<b>8.3</b>	<p><b>Cut and Fill</b></p> <p>Earthworks associated with the site preparation and grading, and construction of the roads and infrastructure are proposed and form part of this application.</p> <p>This development application was accompanied by a geotechnical report, stormwater management and drainage report, engineering designs for stormwater management, water and sewer masterplans, site grading plans, existing slope plans and proposed contours plans post earthworks. In accordance with the proposed slope analysis plan, all lots created will have sufficient building area with slopes no more than 20% which is acceptable.</p> <p>Final design of the grading and earthworks will be resolved in detail design and subsequent subdivision works certificate approval.</p> <p>The proposed earthworks will not have a detrimental impact on drainage patterns and soil stability or the existing and likely amenity of adjoining properties. Any earthworks and sediment and erosion control measures will be managed through conditions of consent.</p>	Complies / conditions
<b>8.4</b>	<p><b>Stormwater Management and Flooding</b></p> <p>The subject site is not identified as flood prone land on Council mapping system. Concept stormwater management plan was submitted with the application. It is not considered that the proposal will have any impact on the stormwater management. Stormwater management is to be managed through conditions imposed on the consent (if applicable). Council's Development Engineer has</p>	Complies

	reviewed the submitted documents and has raised no objection to the proposal in regard to stormwater management subject to the imposition if relevant conditions.	
8.5	<p><b>Bushfire Management</b></p> <p>The site is identified as bushfire prone land and required approval from the New South Wales Rural Fire Service (NSW RFS) under Section 100b of the <i>Rural Fires Act 1997</i>. General Terms of Approval (GTAs) from the NSW RFS was received on the 25 March 2025. The GTAs will form a condition of consent. The development will be required to comply with the GTAs.</p>	Complies/ condition
8.6	<p><b>Aboriginal Heritage</b></p> <p>AHIMS search revealed that a number of Aboriginal sites are recorded in or near the development site. Archaeological investigations have been carried out for this development and Aboriginal Cultural Heritage Assessment Report (ACHAR) dated March 2024 prepared by Navin Officer has been submitted with the application. The application was identified as integrated development and requires approval from Heritage NSW in accordance with Section 90 of the National Parks Wildlife Act 1979 as an Aboriginal Heritage Impact Permit (AHIP) is required for certain works that may harm or potentially harm Aboriginal objects or places. A revised ACHAR dated March 2024 was submitted on 15 April 2024 to address the issue raised by Heritage NSW.</p> <p>General Terms of Approval (GTA) were issued by Heritage NSW for the proposed development on 24 April 2024. The GTA's require the applicant to apply for an Aboriginal Heritage Impact Permit (AHIP) prior to the commencement of works. The GTA's will form part of the conditions of consent (if granted).</p> <p>Another condition of consent will be imposed to ensure that the development proceed with caution and that if any Aboriginal objects are found then work should stop and the appropriate authority be notified of the find.</p> <p><u>AHIMS search result for - Lot 333 DP706066</u></p>	Complies / condition

AHIMS Web Service search for the following area at Lot : 333, DP:DP706066, Section : - with a Buffer of 50 meters, conducted by Mary Kunang on 22 April 2024.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



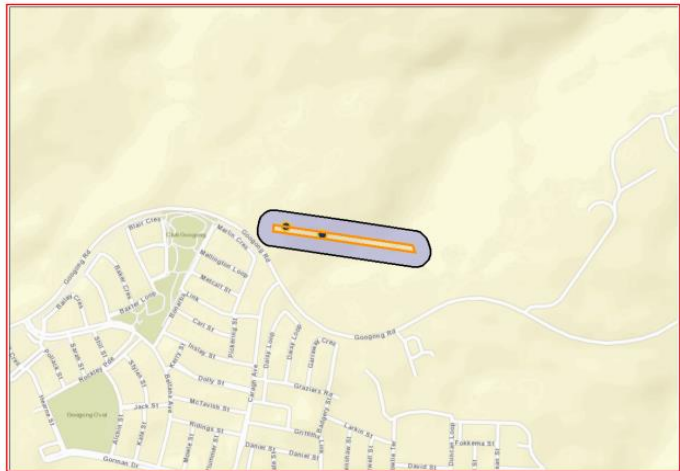
A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

3	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

AHIMS search result for – Lot 2 DP1048621

AHIMS Web Service search for the following area at Lot : 2, DP:DP1048621, Section : - with a Buffer of 50 meters, conducted by Mary Kunang on 22 April 2024.

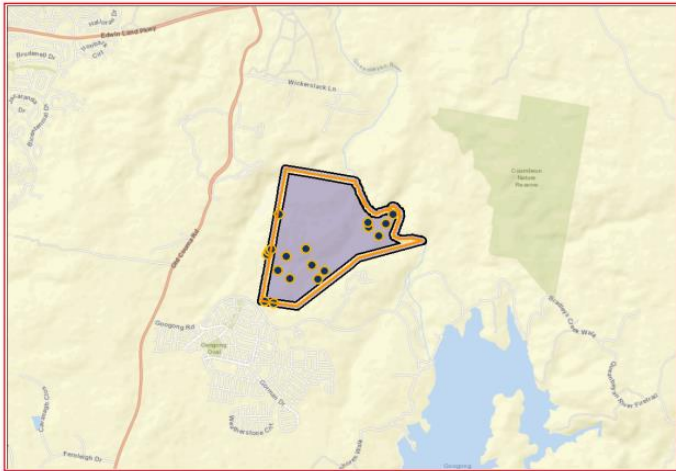
The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.


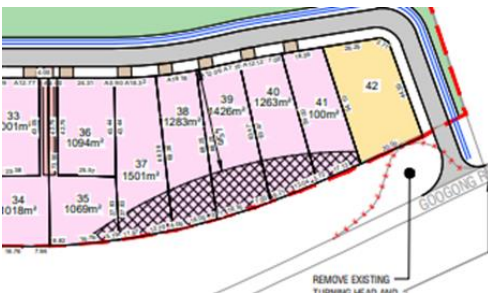


A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

2	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

AHIMS search result – Lot 2 DP826105

	<p>AHIMS Web Service search for the following area at Lot : 2, DP:DP826105, Section : - with a Buffer of 50 meters, conducted by Mary Kunang on 22 April 2024.</p> <p>The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.</p>  <p>A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:</p> <table><tr><td>18</td><td>Aboriginal sites are recorded in or near the above location.</td></tr><tr><td>0</td><td>Aboriginal places have been declared in or near the above location. *</td></tr></table>	18	Aboriginal sites are recorded in or near the above location.	0	Aboriginal places have been declared in or near the above location. *	
18	Aboriginal sites are recorded in or near the above location.					
0	Aboriginal places have been declared in or near the above location. *					
8.7	<p><b>European Archaeological Heritage</b></p> <p>The proposed development will have a minimal impact in relation to heritage. The site is not heritage listed, is not adjacent to a heritage item and is not located within a Heritage Conservation Area.</p>	Complies				
8.8	<p><b>Tree Retention and Biodiversity</b></p> <p>The proposal involves the removal of up to 10.11 ha of native vegetation within the subject land except for vegetation within the open space area on the north-eastern side which will be protected and retained.</p> <p>The area of retained and well-connected remnant vegetation in the north-east of the subject land will facilitate movement of any threatened species. The proposal includes the removal of all vegetation within the development footprint, including eight of the 16 hollow-bearing trees (HBTs) recorded within the subject land.</p> <p>The proposed development triggers entry into the Biodiversity Offset Scheme (BOS) as the clearing threshold is exceeded. A Biodiversity Development Assessment Report (BDAR) prepared by EcoLogical Australia dated 27 October 2023 was submitted in support of the proposal. The BDAR assesses the biodiversity values of the development site and sets out the measures that the applicant proposes to take to avoid or minimise the impact of the proposed development.</p> <p>No serious and irreversible impacts have been identified relevant to the proposed development. The subject site is not mapped on the Biodiversity Values Map. Development impact on Biodiversity was addressed and was considered satisfactory.</p>	Complies / condition				

	The BDAR was reviewed by DCCEEW - Biodiversity Conservation and Science (Southeast team) (BCSc). BCS recommended a number of mitigation measures which will form part of the conditions of consent (if granted).	
8.9	<b>Land Contamination Management</b>  The proposal is considered generally satisfactory with respect to State Environmental Planning Policy (Resilience and Hazards) 2021 and therefore also with respect to GDCP clause 8.9. The subject site is considered suitable for the proposed development subject to conditions of consent (if granted).	Complies / condition
8.10	<b>Odour</b>  Small part of land on the southern side as shown below is located within the odour buffer zone of the sewerage treatment plant (STP). Odour Assessment prepared by Zephyr dated 17/12/2021 was submitted with the application and was reviewed by Council's Health Officer. Health Officer advised that the odour buffer distance will remain at 200m will impact a small portion of southern part of proposed lots 35, 37-41. Odour Assessment concluded that the current odour mitigation measures in place at the STP are sufficient and are not predicted to cause any adverse impacts at 191 Googong Road.  A condition will be imposed to ensure no habitable dwelling/ structure will be constructed within the identified hatched areas in Figure below and the restriction will be included on the title.	Complies / condition
	  <p><b>No habitable structures are permitted within hatched area.</b></p>	
8.11	<b>Construction Waste</b> Construction waste management is to be managed through conditions imposed on the consent.	Condition



8.12	<b>Landfill / Earthworks</b>  Plans showing the gradient slope of the surface and the location of existing features on the property including vegetation have been submitted with the application. It is not considered that the proposed earthworks (excavation or filling) will have a detrimental impact on environmental functions and processes, neighbouring uses or features of the surrounding lands. The application will be conditioned to ensure that land fill activity must only be undertaken using VENM.  Refer to the assessment under clause 7.1 of the QPRLEP 2022 for detailed comments.	Complies/ condition
8.13	<b>Development near Googong Dam Foreshores</b>  Part of the subject site is identified as "Googong Foreshore Buffer on the Local Clauses Map.  Given the distance of the development site from the Googong Dam, it is not considered that the proposal will compromise the water supply and quality of Googong Dam. All residential lots will be connected to reticulated water and sewer and the design of the subdivision incorporates suitable stormwater controls to ensure that the quality of Googong Dam is not impacted by this development.	Complies

#### PART 9 – ADVERTISING SIGNAGE

This section of the DCP applies to all signs erected or displayed outdoors, including those located outside or on the exterior of buildings, in residential areas, commercial areas, in open space areas and recreational areas. However this section of the DCP does not apply to directional signs such as road traffic and safety signs or informative signs such as street, suburb name signs or signs within reserves.

The proposed development as it involves the installation of wall signs at the entrance of Talpa Estate within the road reserve. Insufficient details of signs' intended finishes, colours or content/logo were provided. In regard to the location and number of signs proposed on each entry wall, they are considered appropriate for the current and future streetscape. It is assumed that the signage will contain Talpa Estate logo. The proposed signage is not considered to be out of context with surrounding development in the locality. The proposal does not create or add to the visual clutter of the setting and will not require any ongoing vegetation management. The safety of road users and pedestrians will not be compromised by the signs.

Final details to be provided as a condition of consent in relation to finishes, colours of logo. As mentioned above, the location and number of signs proposed on each entry wall, they are considered appropriate under SEPP (Industry and Employment) 2021.

#### 4.15(1)(a)(iia) any planning agreement or draft planning agreement

No planning agreement has been entered into under section 7.4 of the *Environmental Planning and Assessment Act 1979*.

#### 4.15(1)(a)(iv) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration Australian Standard AS2601–1991: *The Demolition of Structures*, in the determination of a development application.

Having regard to this prescribed matters, the proposed development does involve the demolition of existing dwelling house and outbuildings for the purposes of AS 2601 – 1991: *The Demolition of Structures*.

Should this application be approved, appropriate conditions of consent are included within the recommended to ensure compliance with any relevant regulations.

**4.15(1)(a)(v) any coastal zone management plan**

Council is not subject to a coastal zone management plan.

**4.15(1)(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality**

<b><i>The Likely Impacts of the Development</i></b>
<i>Context and Setting</i> - The development will have a minimal impact on the scenic qualities and features of the landscape including views and vistas and is compatible with the established character of the locality. The subdivision is consistent with the Neighbourhood Structure Plan for the site and is not out of context with adjoining rural land and residential development within Googong township.
<i>Access, Transport and Traffic</i> - The proposed development's impacts in relation to access, transport and traffic are considered to be acceptable. The proposed access and road network has been assessed by Council's Development Engineer who has found it to appear compliant with Council's Design Specifications. Access and parking for individual dwellings will be assessed in subsequent applications.
<i>Public Domain</i> - The proposed development will not adversely impact on public recreational opportunities, pedestrian links or access to public space.
<i>Utilities</i> - The site is capable of being serviced with water, sewer, electricity and telecommunication services as detailed earlier in the Report.
<i>Heritage</i> - The proposed development will have a minimal impact in relation to heritage. Refer to previous heritage considerations under Clause 5.10 of the QPRLEP 2022.
<i>Other land resources</i> – The proposed development will not affect the future use or conservation of valuable land resources such as: productive agricultural land; mineral and extractive resources; and water supply catchments.
<i>Water</i> – The proposed development will have minimal impact on the conservation of water resources and the water cycle.
<i>Soils</i> – The proposed development will have minimal adverse impact on soil quality. The submitted geotechnical engineer's report confirms soils are appropriate for the proposed development.
<i>Air and microclimate</i> – The proposed development will have minimal impact on air quality and microclimatic conditions and will be conditions to prevent air pollution such as dust where required.
<i>Flora and Fauna</i> - The potential impacts of the proposed development on the maintenance of biodiversity have been extensively discussed earlier in this Report. A Biodiversity Development Assessment Report (BDAR) prepared by EcoLogical Australia dated 27 October 2023 was submitted with the subject application. The report concluded that, with the implementation of the proposed measures to avoid, minimise and mitigate impacts upon biodiversity values, the proposed development is unlikely to significantly affect any threatened species, population or ecological community listed pursuant to the NSW TSC Act.
<i>Waste</i> - Adequate waste facilities are available for the proposed development.
<i>Energy</i> – a Basix Certificate was not required to be submitted as part of this proposal. Basix Certificates will be required for each dwelling in subsequent applications.
<i>Noise and Vibration</i> - The construction stage of the proposed development will likely cause the emission of noise and vibration from earthworks. Management of this issue is to be addressed by the submission of a Construction Management Plan prior to issue of a Subdivision Works Certificate.
Council's Health Officer has reviewed the application and has raised no objections to the proposal, subject to the imposition of recommended conditions of consent in regards to noise.
<i>Natural Hazards</i> – The subject site is identified as being bushfire prone land and therefore required concurrence from NSW RFS as integrated development. General Terms of Approval (GTA) were issued for the development. A condition of consent will be imposed requiring the development to comply with the GTA's issued as well as being included as a schedule.

<i>Technological Hazards</i> - No technological hazards are known to affect the site.
<i>Safety, Security and Crime Prevention</i> - The proposed development complies with the relevant section of the QDCP 2012 on crime prevention through environmental design. All lots proposed will be capable of accommodating clear access points and achieving reasonable outcomes for passive and natural surveillance. The proposed development presents a safe and low risk environment which will reduce the potential for accidents and criminal activity.
<i>Social Impact in the Locality</i> - The social impacts of the proposal are anticipated to be acceptable.
<i>Economic Impact in the Locality</i> - The economic impacts of the proposal are anticipated to be minimal. There will be local economic benefits through employment opportunities during construction and provision of additional housing stock opportunities and choice for the City to meet regional and local demands.
<i>Site Design and Internal Design</i> - The subdivision design has been assessed against the relevant parts of the Googong Development Control Plan and is considered to be satisfactory. All residential lots created will have sufficient building area on them with slopes not more than 20%. The proposal has been designed to ensure adequate natural solar access to each lot and has suitable access.
<i>Construction</i> - The construction stage of the subdivision works will have the potential to impact on adjoining properties and the environment for a short period of time. Any approval will be conditioned to ensure construction activities do not unreasonably impact on the adjoining properties and their occupants and the environment by way of noise, erosion, dust and the like. These conditions are standard Council conditions of development consent.
<i>Cumulative Impacts</i> - Cumulative impacts relate to the small impacts of developments in an area that when considered in unison can result in detrimental impact on the natural or built environment. It is considered unlikely that the proposed development will result in adverse cumulative impact.

#### **4.15(1)(c) the suitability of the site for the development**

The subject site is relatively unconstrained and is considered to be suitable in its current state for the purposes of the proposed development. The proposed development will not give rise to unmanageable transport demands, adequate recreational opportunities will be provided and all services will be available.

#### **4.15(1)(d) any submissions made in accordance with this Act or the regulations**

The application was notified in accordance with QPRC Engagement and Participation Plan 2019 from 05/02/2024 to 04/03/2024, with **three** submissions received, raising the following concerns:

1. *Strategy to minimise dust and noise impacts on existing residents nearby given the location of site compound and stabilised access/ haul route.*

Assessing officer's comments: Any approval will be conditioned to ensure construction activities do not unreasonably impact on the adjoining properties and their occupants and the environment by way of noise, erosion, dust and the like.

2. *Impact of the development to the natural flora and fauna and removal of significant tree.*

Assessing officer's comments: The existence of flora and fauna on site and in the locality is acknowledged. A Biodiversity Development Assessment Report (BDAR) prepared by EcoLogical Australia dated 27 October 2023 was submitted in support of the proposal. The BDAR assesses the biodiversity values of the development site and sets out the measures that the applicant proposes to take to avoid or minimise the impact of the proposed development. In accordance with the BDAR, no species credit entities were recorded during targeted surveys or assumed present in the development footprint, and therefore the development is not anticipated to have any direct impacts on threatened species and threatened species habitat. No impacts of the development require offsetting for threatened species. The development footprint is primarily concentrated in those parts of the subject land which are most highly modified and have the lowest biodiversity value, thereby avoiding and minimising impacts to some areas of high biodiversity value. No serious and irreversible impacts have been identified relevant to the proposed development. The subject site is not mapped on the Biodiversity Values Map. The BDAR was reviewed by DCCEEW - Biodiversity Conservation and Science (South East team) (BCSc) who has raised no objection to the proposal subject to the imposition of recommended conditions of consent.

3. *Impact of the development on view*

Assessing officer's comments: Any future two storey dwelling house will be notified and impact on adjoining properties will be assessed at the time.

4. *Impact on property value*

Assessing officer's comments: There is no evidence to support the claim that adjoining property values would be adversely affected, if approved.

It is noted that possible adverse impacts on property values is not a relevant prescribed planning consideration that Council can take into consideration in the assessment of a development application.

5. *Building height restricted to single storey dwelling and increased building setback*

Assessing officer's comments: The current QPRLEP 2022 allows for two-storey dwelling house with a maximum height of 8.5m to be built on site. The setback of future dwelling house on each lot will be assessed under the relevant development control plan at the time.

6. *Fencing style and colour to be consistent to limit visual impact*

Assessing officer's comments: A condition of consent will be imposed to ensure perimeter fencing details such as maximum height, materials and colours are submitted to Council for approval for all lots adjoining the Googong Road frontage and the fence is to be constructed by the developer to ensure consistency.

7. *Concerns raised regarding sediment control*

Assessing officer's comments: Standard conditions relating to site management and sediment and erosion controls will be imposed should development consent be granted. A Sediment and Erosion Control Plan is to be prepared in accordance with the NSW Landcom publication *Managing Urban Stormwater - Soils and Construction (4th Edition 2004 - "Blue Book")* and is to be approved by the principal certifying authority prior to work commencing. Sediment and erosion controls are to be installed prior to any work commencing and be maintained throughout the course of construction works and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside of the site.

**4.15(1)(e) the public interest**

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development is not considered to be contrary to the public interest.

**SECTION 64 CONTRIBUTIONS**

Section 64 of the Local Government Act 1993 allows contributions to be levied towards the provision of water, sewerage and stormwater infrastructure.

The following Section 64 contributions are required for this location. Contributions were calculated based on the creation of the 51 residential lots with reference to the NSW Water Directorate Section 64 Determinations of ETs Guidelines - April 2017.

Hence, contributions of 51 ET for water and 51 ET for sewers will be applied to this development.

The water supply and sewerage charges for Googong – Lots  $\geq 468\text{m}^2$  are;

- Water Supply - \$3,720.59/ET, and
- Sewerage - \$14,239.42/ET.

The charges are indexed on 1st July each year in accordance with the Consumer Price Index (CPI) for Sydney. The calculation of Section 64 Contributions for the development is

as follows:

- Water Supply - 51 ET = **\$189,750.09**
- Sewer – 51 ET = **\$726,210.42**
- Total = \$915,960.51**

Council and Googong Township Pty Ltd (GTPL) has a current Voluntary Planning Agreement (VPA) based on the Googong structure plan. All section 64 contributions of the proposed development that were included within the structure plan would be transferred to GTPL if collected by Council.

#### **SECTION 7.11 CONTRIBUTIONS (Formerly S94 Contributions Plan)**

Section 7.11 of the *Environmental Planning & Assessment Act 1979* permits councils to require as a condition of development consent, the reasonable dedication of land or the payment of monies, or both, for development that is likely to require the provision of, or increase the demand for public amenities and public services within the area.

The subdivision is subject to the Queanbeyan City Council Section 94 Contributions Plan (Googong) 2015. The subject site is identified as being within Catchment 2 and therefore attracts a Section 7.11 (formerly Section 94) contribution of a higher cap of \$30,000 per lot in accordance to Part 1.2 of the plan. Contributions were calculated based on an additional 51 residential lots. Subsequently, 51 ETs for final lots  $\geq 468 \text{ m}^2$  are to be applied to this development.

The calculation of Section 7.11 Contributions for the development is as follows:

- 51 lots x \$30,000 = **\$1,530,000.00**

#### **SECTION 7.12 CONTRIBUTIONS**

Section 7.12 of the *Environmental Planning & Assessment Act 1979* permits councils to require as a condition of development consent the payment of monies to be applied towards the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation).

Section 7.12 contributions are not applicable to the proposed development as the land is not in the mapped area where the 7.12 contributions plan applies.

#### **CONCLUSION**

The application has been assessed having regard to Section 4.15 of the Environmental Planning and Assessment Act 1979, and is considered to be satisfactory for approval, subject to the recommended conditions of consent.



# QUEANBEYAN-PALERANG REGIONAL COUNCIL

## Council Meeting Attachment

25 JUNE 2025

ITEM 9.2      DA.2023.0609 - 191 GOOGONG ROAD, GOOGONG -  
TORRENS TITLE SUBDIVISION COMPRISING 51  
RESIDENTIAL LOTS, RESIDUE LOT AND OPEN SPACES  
- TALPA ESTATE

ATTACHMENT 2      DRAFT CONDITIONS OF CONSENT - DA.2023.0609 - 191  
GOOGONG ROAD GOOGONG



Application Number: DA.2023.0609

## DRAFT CONDITIONS OF CONSENT

### APPROVED DEVELOPMENT AND PLANS

#### 1. Plans and documents

The development referred to in the application is to be carried out in accordance with the approved plans and documents including the following:

Title / Description	Prepared by	Issue/Revision Date	& Date received by Council
<b>Plans</b>			
Cover Sheet	Spire Australia Pty Ltd	Rev D / 22/8/2024	3/4/2025
General Arrangement Plan	Spire Australia Pty Ltd	Rev F / 31/3/2025	3/4/2025
Street Hierarchy Plan	Spire Australia Pty Ltd	Rev F / 31/3/2025	3/4/2025
Typical Cross Sections – Sheet 1	Spire Australia Pty Ltd	Rev D / 22/8/2024	3/4/2025
Typical Cross Sections – Sheet 2	Spire Australia Pty Ltd	Rev E / 31/3/2025	3/4/2025
Grading Plan	Spire Australia Pty Ltd	Rev F / 31/3/2025	3/4/2025
Slope Analysis Plan Proposed	Spire Australia Pty Ltd	Rev F / 31/3/2025	3/4/2025
Intersection Details Plan	Spire Australia Pty Ltd	Rev C / 7/12/2023	3/4/2025
Sewer Catchment Plan – Sheet 1	Spire Australia Pty Ltd	Rev E / 31/3/2025	3/4/2025
Sewer Catchment Plan – Sheet 2	Spire Australia Pty Ltd	Rev D / 31/3/2025	3/4/2025
Sewer Concept Master Plan	Spire Australia Pty Ltd	Rev E / 31/3/2025	3/4/2025
Water Concept Plan Potable	Spire Australia Pty Ltd	Rev D / 22/8/2024	3/4/2025
Water Concept Plan Recycled	Spire Australia Pty Ltd	Rev D / 22/8/2024	3/4/2025
Drainage Catchment Plan	Spire Australia Pty Ltd	Rev E / 31/3/2025	3/4/2025
Drainage Concept Master Plan	Spire Australia Pty Ltd	Rev E / 31/3/2025	3/4/2025
Water Sensitive Urban Design Plan – Sheet 1	Spire Australia Pty Ltd	Rev E / 31/3/2025	3/4/2025
Water Sensitive Urban Design Plan – Sheet 2	Spire Australia Pty Ltd	Rev D / 31/3/2025	3/4/2025
Soil & Water Management Plan – Sheet 1	Spire Australia Pty Ltd	Rev C / 7/12/2023	3/4/2025
Soil & Water Management Plan – Sheet 2	Spire Australia Pty Ltd	Rev E / 28/8/2024	3/4/2025
Utility Concept Master Plan – Sheet 3	Spire Australia Pty Ltd	Rev C / 7/12/2023	3/4/2025

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Tree Relocation and Removal Plan	Spire Australia Pty Ltd	Rev A / 22/8/2024	3/4/2025
Googong Foreshore Buffer Plan	Spire Australia Pty Ltd	Rev C / 31/3/2025	3/4/2025
Demolition Plan	Spire Australia Pty Ltd	Rev A / 22/8/2024	3/4/2025
L202 - Entry Feature Concept	Place Logic	Rev B / 17/11/2023	8/12/2023
<b>Documents/ Reports</b>			
Targeted Phase 2 Contamination Assessment - (ref: 210059.02)	Douglas Partners	31 August 2023	8/12/2023
Aboriginal Cultural Heritage Assessment Report	Navin Officer Heritage Consultants	28 March 2024	15/4/2024

except as modified by any of the following conditions of consent.

In the event of any inconsistency between conditions of this consent and the drawings/ documents referred to above, the conditions of this consent prevail.

*Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only.*

### **SPECIAL CONDITIONS**

#### **2. Comply with the General Terms of Approval issued by NSW Rural Fire Service**

The approved development must be carried out in accordance with the General Terms of Approval provided by NSW Rural Fire Services dated 25 March 2025, attached under Schedule 2 of this consent.

Prior to the issue of a subdivision certificate, a statement prepared by a suitably accredited bushfire consultant, outlining how compliance with each GTA requirement has been achieved shall be submitted to Council to accompany the subdivision certificate application.

*Reason: To ensure compliance with the bushfire requirements.*

#### **3. Comply with the General Terms of Approval issued by Heritage NSW**

The approved development must be carried out in accordance with the General Terms of Approval provided by Heritage NSW dated 24 April 2024, attached under Schedule 2 of this consent.

*Reason: To ensure compliance with the Aboriginal Heritage requirements.*

#### **4. Compliance with Contamination Assessment requirements**

Comply with all requirements of the contamination assessment report by Douglas Partners (ref: 210059.02) dated 31 August 2023 for 191 Googong Rd Googong NSW 2620.

*Reason: To ensure that any identified contamination is addressed prior to construction.*

#### **5. Imported Fill to be Free from Contaminants**

All fill delivered to site shall be certified Virgin Excavated Natural Material (VENM) to ensure the

imported fill is suitable for the proposed land use from a contamination perspective. Fill imported on to the site must also be compatible with the existing soil characteristic for the site drainage purposes. Hence all fill imported onto the site shall be validated by either one or both of the following methods during remediation works:

- a) Imported fill shall be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analysis of the material or the known past history of the site where the material is obtained; and/or
- b) Sampling and analysis of the fill material shall be conducted in accordance with the EPA Sampling Design Guidelines to ensure that the material is not contaminated.

*Reason: Only clean and non-contaminated fill is used on site.*

#### **6. Checking For Contaminated Fill Leaving The site**

All waste materials, including soil, that is proposed to be removed from the site must be sampled, analysed for contaminants of concern, and subjected to formal waste classification assessment. Written evidence that the material has been disposed of to an approved landfill site must be submitted to Council prior to the issue of any Subdivision Certificate.

*Reason: To ensure excess fill removed from the site is disposed of lawfully.*

#### **7. Mulch from Felled Trees to be Spread Out**

Felled trees that are mulched and stockpiled shall be spread out within the landscaped areas or in Lot 42 during the course of the development.

*Reason: To ensure mulch is used in appropriate manner and stockpiled is not left in unnatural heaps.*

#### **8. Dwelling House/Habitable Structures are not Permitted within Odour Buffer**

No dwelling house or habitable structures are permitted within the odour buffer areas on the southern part of Lots 35, 37 – 41 as shown on the approved plan "General Arrangement Plan" Revision F dated 31/3/2025.

*Reason: To ensure the affected lots meet the odour buffer requirements.*

#### **9. Consultation and Approval for Cranes (if applicable) from Canberra Airport**

If cranes are used during construction, approval is required to be obtained from Canberra Airport prior to commencement of any works.

*Reason: To ensure appropriate approval is obtained.*

### **GENERAL CONDITIONS**

#### **10. Retaining Walls**

All excavations, backfilling and other activities associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards. Excavations or fill extending to within 1m of boundary must be supported by retaining wall/s.

Retaining wall/s that exceed 600mm in height are required to be certified by a structural engineer and included in any Subdivision Works Certificate application for the site.

*Reason: Retaining walls are structurally strong enough to bear the loads put on them.*

#### **11. Unauthorised Use of Public Land**

No building materials are to be stored or construction activities undertaken on public or adjoining land without prior written approval from Council.

*Reason: To prevent unnecessary disturbance to public land.*

#### **12. Work on Adjoining Land Is Limited**

The verge and other adjoining lands must not be used for storage of materials, trade/construction vehicle parking or disturbed by construction activities with the exception of;

- a. Installation of a temporary, stabilised construction access across the verge,
- b. Installation of services,
- c. Construction of an approved permanent verge crossing.

*Reason: To minimise interference with the verge and its accessibility by pedestrians.*

### **CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF SUBDIVISION WORKS CERTIFICATE**

#### **13. Submit Details of Estate Entry Signs**

Prior to the issue of a Subdivision Works Certificate, details of the estate entry signs such as intended finishes, colours or content/logo are to be submitted to and approved by Council.

The signs shall not contain any flashing or moving lights and are maintained and removed if they become damaged or obsolete.

*Reason: To ensure that appropriate approval is obtained for signage.*

#### **14. Submit a Revised Landscape Plans and Fencing Details**

Prior to the issue of a Subdivision Works Certificate, revised landscape plans drawing number L201.1, L202.1.2, L301, L302 and L303 must be submitted to, and approved by Council. The plan must incorporate the following:

- a) Appropriate native species from PCT 3375 and appropriate to the local ecosystem.
- b) Suitable native species and low planting to the proposed roundabout.
- c) Perimeter fencing details including maximum height, materials and colours for all lots along Googong Road frontage.

These fences are to be constructed by the developer/ person acting on this consent.

*Reason: To ensure suitable landscaping is provided across the site.*

#### **15. Biodiversity retirement of ecosystem credits**

The class and number of ecosystem credits in Table 1 below must be retired to offset the residual biodiversity impacts of the development.

The requirement to retire credits may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits as calculated by the biodiversity offsets payment calculator.

**Note:** Prices of credits in the biodiversity offsets payments calculator are subject to change. The amount payable to discharge an offset obligation will be determined at the time of payment.



**Table 1 Ecosystem credits required to be retired**

Impacted plant community type	Number of ecosystem credits
PCT 3375 - Monaro-Queanbeyan Rolling Hills Grassy Forest	69

Evidence of the retirement of credits or payment to the biodiversity conservation fund in satisfaction of table one requirements must be provided to council prior to the issue of a subdivision work certificate.

Evidence must be provided in accordance with one of the following:

- a) Retirement of credits: A credit retirement report issued by OEH confirming credit transactions;  
OR
- b) Payment of the Biodiversity Conservation Fund: A section 6.33 statement confirming payment into the Biodiversity Conservation Fund issued by the Biodiversity Conservation Trust.

*Reason: To satisfy the requirements of the Biodiversity Conservation Act, 2016.*

#### **16. Submit Biodiversity/ Bushland Management Plan (BMP)**

Prior to the issue of a Subdivision Works Certificate, a biodiversity/ bushland management plan (BMP) is to be prepared by a suitably consultant and submitted to Council for approval. BMP must incorporate the following:

- a) Evidence detailing how biodiversity values on developable land within the subject property will be avoided and specify ongoing protection strategies for these areas.
- b) The long-term protection and management techniques of the avoided land to shield retained vegetation from developmental impacts over time.
- c) Strategies to manage C2 zone in a manner that promotes the regeneration and rehabilitation of native species appropriate to the local ecosystem. Specific attention should be given to areas designated for Asset Protection Zones (APZs) to maintain their ecological function while complying with bushfire safety requirements (Planning for Bushfire Protection (2019)).

*Reason: To minimise impacts on ecological values and offset biodiversity impacts.*

#### **17. Submit a Tree Removal and Tree Retention and Management Plan**

Prior to the issue of a Subdivision Works Certificate, a tree removal and tree retention within the site and management plan must be submitted to Council for approval, indicating the specific trees including hollow-bearing trees for removal and retention.

A Tree Retention and Management Plan (TRMP) is to be prepared in accordance with 'Australian Standard 4970-2009 Tree Protection on Development Sites', by a suitably qualified arborist (Minimum AQF Level 5) prior to the commencement of works.

The TRMP must include:

- a) Tree Protection Zones (TPZs) around retained trees including hollow-bearing trees and Structural Root Zone (SRZ) dimensions for retained trees on the subject site and adjacent sites (if applicable) to prevent damage to their root systems and ensure their health remains uncompromised throughout the development; and
- b) Tree protection measures.

TRMP protection measures must be implemented prior to the commencement of works including

demolition and tree removal and remain in place until all site works have been completed unless otherwise specified in the TRMP. All contractors are to be made aware of the TRMP as part of their induction on to site.

*Reason: To ensure that tree(s) to be retained are protected from damage during construction.*

#### **18. Water & Sewer Compliance Certificate of Compliance - Design**

Prior to the release of a Subdivision Works Certificate, a Certificate of Compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

Under Section 306 of the *Water Management Act 2000* Council, as the case requires, may, as a precondition to the issuing a Certificate of Compliance, impose a requirement that a payment is made or works are carried out, or both, towards the provision of water supply and sewerage under Section 64 of the *Local Government Act 1993* and as specified in Schedule 1 of this consent.

Section 64 contributions shall be indexed in accordance with the respective plans and CPI All Groups - Sydney annually.

*Reason: To ensure that supply is available, and/or the hydraulic design is in accordance with the relevant specifications.*

#### **19. Subdivision Works Certificate Application**

The Subdivision Works Certificate and accompanying engineering design plans and Certification Report must be submitted to Council prior to the commencement of any works for a subdivision stage.

The engineering plans must comply with the requirements of Council's Design and Construction Specifications and include the following where applicable to a subdivision stage -

- a) A Certification Report in accordance with Council's DQS Quality Assurance Design Specification, Clause DQS.04,
- b) This general note - All work must be constructed in accordance with the requirements of Council's QPRC Design and Construction Specifications,
- c) Detailed Pavement design conforming to the procedures set out in Council's Design and Construction Specifications and/or relevant RMS specifications,
- d) ADAC XML data file which shall align with the corresponding Subdivision Works Certificate construction drawings.

*Reason: To provide design certification of the subdivision works.*

#### **20. Engineering Plans for Subdivision Construction**

All Subdivision Works Certificate applications shall have accompanying detailed Engineering Design Plans marked "ISSUED FOR CONSTRUCTION" (PDF, DWG and XML formats), a Certification Report and a Detailed Cost Estimate submitted to Council for assessment and prior to the commencement of any works for a subdivision, or stage of subdivision.

The detailed engineering plans must comply with the requirements of Council's Design and Construction Specifications and include the following where applicable to a subdivision stage:

- a. All Collector, Local Streets, and Laneway shall be designed and constructed to the standard of a dense graded AC14 asphalt mix and in accordance with the Design Specification for PAVEMENT DESIGN and Construction Specification for ASPHALTIC CONCRETE. As a minimum, a 7mm prime seal shall be indicated on the Drawings below the asphalt surfacing.
- b. Lots with frontages on Googong Road shall be battle-axe design and have property access from

Local Road 01 and 02 respectively.

- c. All Collector, and local roads within the estate are to implement Modified Layback Kerbing (MLBK). Any other forms of kerbing will not be accepted.
- d. Stormwater drainage shall be designed and constructed to be located generally behind the kerb line, and in accordance with Council's Stormwater Drainage Design and Construction Specifications. Stormwater lines shall not be located parallel under or traversing along the centre of road pavements.
- e. Water reticulation shall be designed and constructed in accordance with the requirements specified in Council's Water Reticulation Design and Construction Specifications, and the relevant sections of the Water Reticulation Code of Australia WSA 03-2011.
- f. Sewerage System Design (including Pump Station) shall design and constructed in accordance with the requirements specified in Council's Sewerage System Design and Construction Specification, and the relevant sections of the Sewerage Code of Australia WSA 02-2014 and WSA 04-2022.
- g. A compliant ADAC XML file is required to be submitted as an accompaniment to the DWG Engineering Design Plans marked "ISSUED FOR CONSTRUCTION" and supporting information including a Detailed Cost Estimate. The ADAC XML data shall align with the corresponding Subdivision Works Certificate construction DWG (and PDF) drawings submitted.

*Reason: To ensure design and construction is in accordance with Council's standards and requirements for asset information data collection.*

#### **21. Submit a Construction Management Plan (Subdivisions)**

Prior to release of any Subdivision Works Certificate, a Construction and Environment Management Plan (CEMP) for the management of soil, water, vegetation, waste, noise, vibration, dust, hazards and risk for the construction works must be submitted to and endorsed by Council. The document must;

- a) describe the proposed construction works and construction program, and
- b) set standards and performance criteria to be met by the construction works, and
- c) describe the procedures to be implemented to ensure that the works comply with the standards and performance criteria, and
- d) identify procedures to receive, register, report and respond to any complaints, and
- e) nominate and provide contact details for the persons responsible for implementing and monitoring compliance with the CEMP.

Erosion and Sediment Control Plans (ESCP) shall be provided for each stage of the construction works while noting the ESCP a dynamic document that requires Council endorsement prior to the next stage of construction works or changes to staging of the construction works they relate to.

*Reason: To ensure that satisfactory measures are in place to provide for environmental management of all stages of the construction works.*

#### **22. Construction and Demolition Waste Management Plan**

A Waste Management Plan, prepared by a suitably qualified or experienced professional, shall be submitted to Council for approval. The waste management plan shall include:

- The presence, or otherwise, of asbestos containing material (ACM) in or on the site, the

nature of the ACM, estimated quantities, and the approach to managing this ACM.

- Estimated quantities of demolition waste broken down into major waste streams.
- Description of how demolition waste will be reused, recycled or otherwise safely and legally diverted from landfill for the duration of the demolition works.
- Estimated quantities of demolition waste to be landfilled, reused, recycled, or otherwise safely and legally diverted from landfill.
- Estimated quantities of construction waste broken down into major waste streams.
- Description of how construction/excavation waste will be avoided, reused, recycled or otherwise safely and legally diverted from landfill for the duration of construction works.
- Estimated quantities of construction/excavation waste to be landfilled, reused, recycled, or otherwise safely and legally diverted from landfill.
- Estimated quantities of excavated natural material (ENM), the expected classification of ENM and how ENM will be managed and disposed.
- Generally addressing how this project is contributing to the NSW Waste and Sustainable Materials Strategy 2041 (NSW DPIE, June 2021) target to achieve "80% average recovery rate from all waste streams by 2030".

*Reason: To ensure that that waste management is appropriately considered and managed across the life of the development.*

### **23. Sediment and Erosion Control Plan**

A Sediment and Erosion Control Plan (S&ECP) for all site works, including road works and access, is to be approved by the principal certifying authority prior to the issue of a Subdivision Works Certificate. The plan is to cover all measures to control erosion and sediment transport in accordance with the NSW Landcom publication *Managing Urban Stormwater - Soils and Construction (4th Edition 2004 - "Blue Book")*.

Erosion and sediment controls are to be in place before the disturbance of any soils on the site, and are to be maintained during the works and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside of the site as follows:

- (a) divert uncontaminated run-off around cleared or disturbed areas,
- (b) erect a silt fence to prevent debris escaping into drainage systems or waterways,
- (c) prevent tracking of sediment by vehicles on roads, and
- (d) stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.

*Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.*

### **24. Disposal of Contaminated Material**

All contaminated material removed from the site must be disposed of to a licensed disposal facility or as otherwise specified in the remedial action plan. Evidence of the location, date and quantities of material disposed of must be submitted to Council prior to the issue of a Subdivision Works Certificate.

*Reason: To ensure that contaminated material removed from the site is disposed of in an environmentally safe manner.*

## **CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS**

### **25. Submit Notice of Commencement of Subdivision Work**

A notice to Commence Subdivision Works must be submitted to Council at least two days prior to commencing any subdivision works and nominating Council as the Principal Certifying Authority for the subdivision works.

*Reason: To provide for supervision of the subdivision works.*

### **26. Site Identification**

The site where building work, subdivision work, or demolition work are proposed to be carried out shall be identified by a sign sited in a visually prominent position containing the following information;

- the development application number,
- name, address and telephone number of the principal certifying authority,
- name of the principal contractor (if any) and 24 hour contact telephone number, and
- a statement that "unauthorised entry to the work site is prohibited".

*Reason: To satisfy the provisions of Clause 70 of the Environmental Planning and Assessment Regulation 2021.*

### **27. Inspection of Hollow Bearing Trees**

Any hollow sections of the tree should be inspected for native fauna prior to work commencing and animals removed by a suitably qualified wildlife handler, when practical and safe to do so. Any hollow sections of the tree should be removed and lowered to the ground with care to be inspected by a suitably qualified wildlife handler. Any native fauna found should be appropriately relocated under supervision of a suitably qualified wildlife handler.

*Reason: The tree may have hollows that contain native fauna, including threatened species recorded as occurring in the surrounding region.*

### **28. Retain and Protect Trees within Site and on Adjoining Land**

Trees nominated to be retained on the approved plans must be protected in accordance with 'AS4970-2009 Tree Protection on Development Sites' and the following measures:

- a) Ensure all documentation submitted for a Subdivision Works Certificate application details tree retention with the diameter and position of the trunk and canopy clearly and accurately shown on all relevant plans;
- b) During construction, ensure retained trees on the site or adjoining land (if impacted) are protected by cyclone/chain mesh fencing. The fencing must:
  - 1) extend around the drip line of the tree;
  - 2) be a minimum of 1.8 metres high
  - 3) consist of a minimum of 4 panels
  - 4) be erected prior to commencement of any work; and
  - 5) remain in place until all site works have been completed.
- c) Comply with the measures outlined within the approved Tree Management Plan (TMP) prepared by an AQF Level 5 Arborist (If applicable).

The principal Certifier must ensure compliance with these requirements, both on the plans, as well as on-site during construction, and prior to the issue of any Subdivision Certificate Certificate.



*Reason: To ensure that tree(s) are protected from damage during construction.*

## **29. Traffic Management and Section 138 Consent**

Prior to undertaking any works within a public road reserve or affecting the road reserve, a traffic management plan is to be submitted to and approved by Queanbeyan-Palerang Regional Council under Section 138 of the *Roads Act 1993*.

*Reason: To ensure that works carried out comply with the Roads Act.*

## **30. Submission of Traffic Control Devices Plan**

A Traffic Control Devices Plan (TCD) must be submitted to Council for approval by the Local Traffic Committee prior to the installation of any traffic control devices. It must include line-marking and sign-posting.

*Reason: To authorise traffic control devices.*

## **31. Inspection and Test Plans**

The Project Quality Plan shall include inspection and test plans detailing witness points covering at least the following aspects of the works. Witness points shall be signed off by the site foreman or other nominated to do so in the Project Quality Plan:

- installation of sediment and erosion control devices
- site clearing
- site regrading
- preservation measures installed for trees and vegetation
- culvert location and installation including preparation of base, bedding and backfill
- earthworks including longitudinal drainage and subgrade preparation
- pavement materials and construction
- bitumen sealing where applicable
- fencing, signs, guideposts and markings installation
- Culvert/drainage line location and bedding
  - Sewer main location and bedding
  - Water main location and bedding
- Subgrade preparation prior to placement of pavement materials
- Pavement prior to bitumen sealing
- Final inspection of completed works

Release of the above hold points prior to commencement of the next stage of the works will require that the work be acceptable on the basis of visual inspection by the Principal Certifying Authority and satisfactory test results supplied by the applicant's Project Superintendent.

*Reason: To ensure that the works are carried in accordance with quality assurance principles.*

## **32. Asbestos Removal and Disposal**

Asbestos material found on the site must be removed and disposed of in accordance with the *Work Health and Safety Act 2017*, and the NSW WorkCover Guidelines.

Asbestos material must be disposed of to a lawful landfill site approved for that purpose by the Environmental Protection Authority of NSW or equivalent authority in the ACT. Written evidence that the material has been disposed of to the approved landfill must be submitted to the Principal Certifying Authority.

*Reason: To ensure the proper disposal of asbestos material.*

### 33. Establish Construction and Demolition Waste Areas

Establish construction and demolition waste areas in accordance with the approved Plans.

*Reason: To ensure that construction and demolition waste is effectively managed.*

### **CONDITIONS TO BE SATISFIED DURING DEMOLITION AND/OR BUILDING WORKS**

#### 34. Hours of Operation for Works

All works associated with the construction and/or demolition of this development must be carried out between the following hours unless Queanbeyan-Palerang Regional Council agrees in writing. A written application shall be made to Queanbeyan-Palerang Regional Council if a variation of hours is required.

Weekdays:	7.00am to 6.00pm
Saturdays:	8.00am to 4.00pm
Sundays and Public Holidays:	NIL

*Reason: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality.*

#### 35. Haulage Trucks Hours of Operation

Haulage truck operations on all public roads shall cease during the period when school busses may be encountered on public roads, between the hours of 7.00 am - 9.00 am and 3.00 pm - 5.00 pm on school days.

*Reason: To avoid potential conflict with existing local traffic.*

#### 36. Approval Documents

Keep a copy of all stamped approved plans, specifications and documents on site while work is being undertaken.

*Reason: Relevant documentation is available for perusal on site by a council officer, for compliance check.*

#### 37. Construction Facilities

Toilet facilities are to be provided at the development site on which work involved in the erection or demolition of a building is being carried out.

*Reason: To provide adequate facilities to the work site.*

#### 38. Battle Axe Lots - Driveway Construction

A 5.5m wide reinforced concrete shared driveway shall be constructed between the front boundary of the site and the main body of the proposed Lots within an 8.0m battle-axe handle, and including its construction over the adjacent Council footway/verge for lots 23, 24, 29, 30, 34 & 35.

A 4.0m wide reinforced concrete driveway shall be constructed between the front boundary of the site and the main body of the proposed Lots within a 6.0m battle-axe handle, and including its construction over the adjacent Council footway/verge for lot 3.

*Reason: To provide adequate vehicular access for each allotment.*

### **39. Subdivision Principal Certifying Authority (PCA) Inspections**

The applicant shall engage the services of a suitably qualified Superintendent to supervise the construction of the Subdivision in accordance with Councils CQS - Contract Quality System Requirements Specification.

The following inspections and/or Hold Points (in accordance with QPRC Construction Specification) shall be undertaken and released by Council (as the Principal Certifying Authority) during the construction of the Subdivision. Works shall not proceed beyond the inspection indicated until Council is satisfied that the requirements of the relevant specification have been met.

*Reason: To ensure that all subdivision infrastructure is constructed in accordance with Councils Construction Specifications.*

### **40. Inspections - Water & Sewer Authority**

Inspections must be performed by the Water and Sewer Authority (Council) when works reach the following stages:

- a) immediately prior to connection of new sewer pipes to the existing sewerage system,
- b) immediately prior to connection of new water pipes to the existing water reticulation,
- c) immediately prior to the backfilling of sewer drainage trenches, and
- d) immediately after installation of any on-site stormwater management system.

Council's Environment, Planning and Development section must be given 24 hours notice of the need for these inspections.

*Note: Any inspections carried out by Council do not imply Council approval or acceptance of the works, and do not relieve the Developer from the requirements to provide an Engineering Construction Certificate Report in accordance with Council's Design and Construction Specifications.*

*Reason: To ensure that hydraulic services are constructed in accordance with Council requirements.*

### **41. Unexpected Finds**

The development is to proceed with caution. If any Aboriginal objects are found, works should stop and DECCW notified. If human remains are found work is to stop, the site is to be secured and the NSW Police and NSW Office of Environment and Heritage are to be notified.

*Reason: To ensure objects discovered during construction are protected and notified in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales.*

### **42. Dust Management**

Immediately undertake all measures as appropriate, and/or respond to any Council direction to provide dust suppression on roads leading to, adjacent to and within the site in the event that weather conditions, construction activities and associated traffic to and from the site are giving rise to abnormal generation of dust.

*Reason: To ensure that local residents and activities are not disadvantaged by dust during hours of operation.*

### **43. Plant and Equipment Noise Control**

The noise level generated at the construction site emanating from plant and equipment must not exceed a level of 5dB(A) above background level when measured for a LAeq 15 minute period at any

residence on privately owned land during the hours of operation.

*Reason: To reduce the noise nuisance to residents and adjacent neighbours, also to comply with the Protection of the Environment Operations Act 1997 and Regulations.*

#### **44. All Works to Be Confined to the Site**

All demolition, excavation, backfilling, construction and other activities associated with the development must:-

- a) Be carried out entirely within the allotment boundaries unless otherwise approved by Council.
- b) Comply with the requirements of AS 2601-2001 - The demolition of structures.
- c) If within one metre of the verge, the site must be protected by a hoarding which must be erected prior to the commencement of the demolition works.
- d) Be kept clear of stormwater, sewer manholes and service easements on the site.
- e) Any gates must be installed so they do not open onto any footpath or adjoining land.

*Reason: To ensure that all development activity associated with the development does not pose a hazard to life or property and that the effectiveness of public services is not impaired.*

#### **45. Demolition Works**

The demolition of the existing building must be carried out in accordance with the:

- a) requirements of the SafeWork Authority of New South Wales,
- b) *NSW Work Health and Safety Act 2011*, and
- c) *Australian Standard AS 2601-2001: The Demolition of Structures*.

*Reason: To ensure compliance with SafeWork and occupational health and safety requirements.*

#### **46. Construction Waste Management**

All waste materials generated on-site during construction are to be stored in enclosed containers and deposited in an approved landfill at regular periods.

*Reason: To ensure adequate waste management practices are in place during the construction phase.*

#### **47. Excavation and Backfilling**

All excavations and backfilling associated with the construction or demolition of a building must be executed in accordance with the requirements of SafeWork.

*Reason: To ensure excavation does not impact on adjoining property and compliance with SafeWork requirements.*

#### **48. Maintenance of Erosion Control Measures**

All measures to control erosion and sediment transport are to be maintained during the works in accordance with the NSW Landcom publication *Managing Urban Stormwater - Soils and Construction* (4th Edition 2004- "Blue Book") and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside of the site.

*Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.*

#### **49. Works Sites to Be Fenced**

A fence must be erected between the development site and public places before commencement of any other work.

*Reason: To ensure that an effective barrier is provided to preserve the safety of people and property in public places.*

#### **50. Temporary Vehicle Access**

Temporary vehicle access to the site must be stabilised to prevent the tracking of sediment onto the roads and footpath. Soil, earth, mud or similar materials must be removed from the roadway by sweeping, shovelling, or a means other than washing, on a daily basis or as required. Soil washings from wheels must be collected and disposed of in a manner that does not pollute waters.

*Reason: To minimise transfer of soil from the site onto the road pavement.*

#### **51. Protection of Works on Public Roads**

Lighting, fencing, traffic control advanced warning signs must be provided for the protection of works and for the safety and convenience of the public, in accordance with Council's Queanbeyan Design and Construction Specifications.

Traffic movement in both directions on public roads and vehicular access to private properties must be maintained at all times, during the currency of the works.

*Reason: To ensure an adequate level of public safety and convenience during construction.*

#### **52. Keep Construction and Demolition Waste Records**

Record details of construction and demolition waste generated by the works, including the following information:

- Quantities of construction waste broken down into major waste streams, the facility the waste was sent to and the end use (landfilled, reused, recycled).
- Quantities of excavated natural material (ENM), the classification of ENM, the ENM disposal site(s) and the volume of ENM deposited at each site.

*Reason: To ensure an adequate level of public safety and convenience during construction.*

#### **53. Manage Construction and Demolition Waste Areas**

Manage construction and demolition waste areas in accordance with the approved Plans for the duration of the works.

*Reason: To ensure that construction and demolition waste is effectively managed.*

### **CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF A SUBDIVISION CERTIFICATE**

#### **54. Application and Final Survey**

An application to obtain a Subdivision Certificate must be made to Council. This must be accompanied by the following documentation:

- a) A final survey plan of subdivision,
- b) Any Section 88B instruments required by these conditions of consent,
- c) A report detailing how compliance with each condition of this development consent has been

achieved, and

- d) Engineering Construction Certificate Report in accordance with specifications.

*Reason: To enable registration of the subdivision and to ensure compliance with conditions of consent. To provide sufficient signed copies of the subdivision plan for Council, the applicant and the NSW Land and Property Information.*

#### **55. Development Contributions to be Paid**

Prior to the issue of a Subdivision Certificate the contributions specified in Schedule 1 of this consent must be paid to Council under the provisions of Section 7.11 (formerly Section 94) of the *Environmental Planning and Assessment Act 1979* and under Section 64 of the *Local Government Act 1993*.

Section 7.11 and Section 64 contributions shall be indexed in accordance with the respective plans and CPI All Groups - Sydney annually.

*Reason: To provide for the funding of augmentation and provision of services and community facilities.*

#### **56. Statement from Surveyor**

Upon the completion of subdivision works and prior to the issue of any Subdivision Certificate a statement prepared by a registered surveyor, must be submitted to the Principal Certifying Authority stating that all water, sewer, stormwater pipelines and detention wetlands are completely located within their easements.

*Reason: To ensure works are completed in accordance with Council's requirements.*

#### **57. Street Lighting**

Street Lighting throughout the subdivision and in public spaces must comply with AS/NZS 1158.1.2:2010 - Lighting for Roads and Public Spaces.

*Reason: To ensure the provision of adequate lighting within the development.*

#### **58. Site Audit Statement**

Prior to issue of a Subdivision Certificate a Site Audit Statement (SAS) and Site Audit Report (SAR) must be prepared by an accredited site auditor and be submitted to Council. The SAS must state that the site has been remediated and validated to allow it to be used for residential purposes.

Any recommendations or conditions contained within the SAS must be implemented and evidence of their implementation must be submitted to Council prior to the issue of a Subdivision Certificate. Any ongoing management conditions will become enforceable under this consent.

*Reason: To ensure construction works only proceed after a Site Audit Statement has been received confirming that the site is capable of being remediated for a future residential purpose.*

#### **59. Stormwater Disposal and Water Quality Requirements**

All stormwater from the site must be trapped and piped to the existing stormwater system via an on-site detention system to limit the discharge from the site to the pre-development rate in accordance with Council's D5 Development Design Specification.

An in-ground Gross Pollutant Trap (GPT) targeting litter is to be installed in accordance with Council's D7 Erosion Control and Stormwater Management Specification.



*Reason: To provide satisfactory stormwater disposal and water quality.*

#### **60. Works as Executed - On-Site Detention System and WSUD Assets**

Prior to Subdivision Certificate, Work as Executed drawings of the constructed on-site detention system and WSUD assets certified by the designer are to be submitted to Council accompanied by evidence of restriction of land use of the land and positive covenant over the lot in favour of Council.

*Reason: To ensure on site detention and WSUD assets is constructed in accordance with the designed system and that its ongoing maintenance is enforceable by law.*

#### **61. Repair Damaged Public and Private Property**

All damage caused to public and private property during the construction operations and associated activities must be repaired or reinstated prior to the issue of the Subdivision Certificate.

*Reason: To ensure that all public and neighbouring private property in the vicinity of the development is maintained in its pre-development condition.*

#### **62. Landscaping Works Completed By Suitably Qualified Landscape Contractor**

All landscaping must be completed by a Suitably Qualified Landscape contractor category 2 in accordance with approved landscape plan bearing the Council approval stamp.

*Reason: To help ensure a high standard of landscape works.*

#### **63. Statement of Completed Landscape Works**

A "Statement of Completed Landscaped Works" form signed by the landscape plan designer and the landscape contractor must be submitted to Council prior to the issue of the Subdivision Certificate.

*Reason: To help ensure a high standard of landscape works.*

#### **64. Water and Sewer Compliance Certificate - Service**

Prior to the release of a Subdivision Certificate, a Certificate of Compliance in accordance with the *Water Management Act 2000* must be obtained from Council.

*Note: This certificate is required regardless of any other water and sewer compliance certificate previously obtained, and regardless of whether the development involved alterations to Council's infrastructure.*

*Reason: To ensure compliance with Section 6.14 of the Environmental Planning and Assessment Act 1979.*

#### **65. Submission from Service Authority**

Prior to the issue of any Subdivision Certificate written evidence from the relevant service authority or a suitably accredited person that satisfactory arrangements have been made for the supply of reticulated electricity and communication services to each lot must be submitted to Council.

*Reason: To satisfy relevant utility authority requirements.*

#### **66. Subdivision Works Defects Liability Period - Bond**

The completed subdivision works are subject to a six (6) months defects liability from the date of the issue of the relevant Subdivision Certificate.

The Subdivider must:

- a) Lodge a cash bond with Council with regard to the defects liability period in an amount as calculated from fees set by Council's Management Plan and current at the time of issue of the Subdivision Certificate; and
- b) Submit written authorisation that in the event of any defect not being rectified to the standards specified in Council's Design and Construction Specifications (Version 3.2, dated January 2013) / Googong Design and Construction Specifications (Version 1, dated June 2011), Council may enter the subject land and undertake rectification work and deduct the cost thereof from such Bond monies held by Council and to refund the balance, if any, to the Subdivider.

During the defects liability period the Subdivider will be liable for any part of the subdivision works which fail to perform in the manner outlined in Council's Design and Construction Specifications (or as would reasonably be expected under the design conditions).

*Reason: To ensure works are completed in accordance with Council's requirements.*

#### **67. Separate Connections and Services**

A separate sewer connection, stormwater drainage connection, water service, electricity supply and communication service must be provided to each allotment within the subdivision at the Subdivider's expense.

*Note: The Subdivider may, at their own expense, provide a gas connection to such allotment within the subdivision subject to its availability.*

*Note: The Subdivider is responsible for all public utilities and services in the area of work and as such must notify all relevant Authorities and bear all costs associated with any repairs and/or adjustments as those Authorities deem necessary.*

*Reason: To provide access to services for each allotment.*

#### **68. Works as Executed Plans of Dedicated Infrastructure**

Prior to the issue of a Subdivision Certificate, a Work-as-Executed package must be provided to Council. This information and engineering data is used to confirm the quality of works, indicate relative asset locations and survey alignments while also noting any other approved changes in asset types or construction details that may have occurred during the construction phase when compared to the originally approved design.

The final Work-as-Executed drawings, reports and digital data shall accurately reflect material types, specifications and other asset-specific information. The Work-as-Executed package must include:

- a. Marked up and red-lined Council stamped approved engineering plans depicting all new civil infrastructure and assets dedicated to Council,
- b. An accompanying compliant ADAC XML digital file,
- c. Other reports and information provided in accordance with the relevant approval(s).

##### Work as Executed (WAE) Drawing DWG and PDF Files

The presentation and content of Work-as-Executed drawing submissions shall be completed in accordance with Queanbeyan-Palerang Regional Council's Engineering Design and Construction Quality Specifications.

The Work-as-Executed drawings are to be provided to Council in both DWG and PDF file formats being printable to A3 size. The Work-as-Executed plans are to be clearly marked up (red-lined) showing all variations from design including changes to levels, alignments and material types.

Drawings are to be clearly stamped "WORKS AS EXECUTED" and noted as the "WAE Version" in the revision title block.

Signed Certifications are to be completed on each and all pages of the submitted drawings by the Registered Surveyor certifying the locational accuracy with regard to physical features and assets, cadastral information, contours, levels and the applicable survey datum information.

#### Asset Design as Constructed (ADAC) XML Files

A compliant ADAC XML file is required to be submitted as an accompaniment to the Work-as-Executed drawings and package of supporting information. The ADAC XML data shall align with the corresponding Work-as-Executed drawings.

On acceptance of the Work-as-Executed information package, Council will undertake data format and conformance checks of the ADAC XML file to confirm validity and completeness with the accompanying Work-as-Executed drawings. Should significant anomalies, errors or missing information be identified during these checks, the files will be returned to the provider for correction and resubmission, potentially delaying the issue of the Subdivision Certificate and acceptance of assets.

Queanbeyan-Palerang Regional Council require ADAC XML file to be formatted to V5.01.

*Reason: To provide a record of completed works as accurate asset information.*

#### **69. Submission of Street/Road Names**

Prior to the issue of a Subdivision Certificate the proposed street names for the new/unnamed road/s must be submitted to and approved by Council and gazetted.

The approved street/road names are to be indicated on the Survey Plan of Subdivision and provided on road name plates to be installed at the road intersections.

*Note: Road names will be assessed against Council's 'Road Names Policy'. This policy can be obtained from Councils Website; [www.qprc.nsw.gov.au/policies/adopted\\_policies](http://www.qprc.nsw.gov.au/policies/adopted_policies). Proposed road names must also comply with the Guidelines for Road Naming prepared by the NSW Geographical Names Board.*

*Reason: To ensure compliance with the Roads Act 1993 and the Conveyancing Act 1919.*

#### **70. Street Numbering**

In accordance with *Clause 60(c) of the Surveying and Spatial Information Regulation* a schedule of recorded street addresses on Plan Form 6A shall be submitted to Council prior to the release of the Subdivision Certificate.

*Advice: Convey with Queanbeyan-Palerang Regional Council to determine the street numbering for newly created allotments in accordance with Council's requirements.*

*Reason: To ensure compliance with the Surveying and Spatial Information Regulation.*

#### **71. Covenant on the Land**

Apply covenants under section 88B of the *Conveyancing Act 1919* to the new lots incorporating the restrictions listed below. Queanbeyan-Palerang Regional Council shall be nominated as the sole party with the power to vary or remove the relevant covenants.

- a) All requisite sewerage easements;
- b) Drainage easements shall be created over all existing and proposed drainage lines including inter-allotment drainage;
- c) All easements specified below and contained in the subdivision must benefit Council as well as

particular lots;

- i. easements to drain stormwater,
  - ii. easements to drain sewer,
  - iii. easements for water supply,
  - iv. easements which Council may require to provide or maintain other services, and
- d) No habitable structures are permitted within the odour buffer areas on the southern part of Lots 35, 37 – 41.
  - e) No dwelling house is permitted on residual Lot 42 zoned C2 – Environmental Conservation under the QPRLEP 2022.
  - f) Plantings on the site as shown on the landscape plan are to exclude species listed on the regional weeds lists.
  - g) Nominating Council as the name of the person/authority empowered to release, vary or modify restriction or positive covenant numbered in the plan.
  - h) Electricity easements shall be created for any existing/proposed electrical infrastructure. Essential Energy shall be nominated as the name of the person/authority empowered to release, vary, or modify the relevant restriction.

*Reason: To ensure public utility services, access and restrictions are legalised over the land.*

#### **72. Dedication to Council**

All drainage reserves, roads, reservoir sites, reserves, sewerage pump station sites must be dedicated to Council and shown as such on the Subdivision Survey Plan.

*Reason: To permit Council to adequately manage reserves, drainage and utility services, and to provide legal access to lots.*

#### **73. Dedicate Public Road**

The proposed roads are to be dedicated to Queanbeyan-Palerang Regional Council as a public road.

*Reason: To ensure compliance with the Roads Act 1993 and the Conveyancing Act 1919.*

#### **74. Certification of Completed Works**

At the completion of works the superintendent of works shall present to Queanbeyan-Palerang Regional Council a Certification Report for civil works and is to include copies of any approvals outlined in this development consent and report on the current status of environmental restoration and revegetation. All project plans, inspection test plans, and results are to be included in the report. The superintendent of works shall be a Civil Engineer or suitably experienced and accredited Registered Surveyor as set out in Council's Specification.

*Reason: To ensure compliance of the works with the terms of the development consent and quality control requirements defects.*

#### **75. Work In Accordance with Engineering Specifications**

All construction and restoration work must be carried out strictly in accordance with the approved drawings and Queanbeyan-Palerang Regional Council's current Design and Construction Specifications.

*Reason: To ensure design, construction and restoration work is in accordance with Council's standards and requirements.*

## **CONDITIONS TO BE SATISFIED DURING THE ONGOING USE OF THE PREMISES**

### **76. Surface Water**

Do not re-direct surface water onto adjoining private land. Alterations to the surface contours must not impede or divert natural surface water run-off, so as to cause a nuisance to adjoining property owners or create an erosion or sediment problem.

*Reason: Stormwater disposal does not impact on the building or neighbouring properties.*

### **General advisory notes**

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [Conditions of development consent: advisory notes](#). The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

### **Dial Before You Dig**

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

### **Telecommunications Act 1997 (Commonwealth)**

Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995 (Cth)* and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800810443.

## Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

**Approved plans and documents** means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

**AS** means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

**Building work** means any physical activity involved in the erection of a building.

**Certifier** means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

**Construction certificate** means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

**Council** means Queanbeyan-Palerang Regional Council

**Court** means the Land and Environment Court of NSW.

**EPA** means the NSW Environment Protection Authority.

**EP&A Act** means the *Environmental Planning and Assessment Act 1979*.

**EP&A Regulation** means the *Environmental Planning and Assessment Regulation 2021*.

**Independent Planning Commission** means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

**Local planning panel** Nil for Queanbeyan-Palerang Regional Council

**Occupation certificate** means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

**Principal certifier** means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

**Site work** means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

**Stormwater drainage system** means all works and facilities relating to:  
the collection of stormwater,

the reuse of stormwater,

the detention of stormwater,

the controlled release of stormwater, and

connections to easements and public stormwater systems.

**Strata certificate** means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

**Subdivision certificate** means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.



**Subdivision works certificate** means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

**Sydney district or regional planning panel** means Southern Regional Planning Panel (SRRP)

## SCHEDULE 1

### NOTICE OF CONTRIBUTIONS & CHARGES ASSOCIATED WITH DEVELOPMENT

<b>PROJECT ADDRESS</b>	191 GOOGONG ROAD GOOGONG NSW 2620 and 19 Mol Crescent GOOGONG NSW 2620 Lot 333 DP 706066 Part Lot 2 DP 826105 Lot 2 DP 1048621
<b>PROJECT DESCRIPTION</b>	Torrens title Subdivision comprising 51 residential lots, a residual lot and 4 open space lots, associated roads, infrastructure, landscaping and tree removal and demolition of an existing dwelling house and outbuildings
<b>APPLICATION NO</b>	DA.2023.0609
<b>NAME OF APPLICANT</b>	The Village Building Co. Limited

#### Important

*The following contribution rates are those that apply at the date of issue of this consent. Rates are reviewed quarterly. Contributions will only be accepted at the rate applying at the date of payment. Council's Development and Environment section should be contacted to receive a current contribution notice of charges.*

Fee Description	Fee Due
<b>Section 7.11 (Formerly Section 94) Contribution Plan</b>	
Section 94 Contributions Plan (Googong) 2015	\$1,530,000.00
<b>Googong Section 64 Contribution Plan – Lots <math>\geq 468m^2</math></b>	
Section 64 (Sewer) Contribution	\$726,210.42
Section 64 (Water) Contribution	\$189,750.09
<b>Total Contributions Payable</b>	<b>\$2,445,960.51</b>

#### **Relevant Criteria on which these calculations were made:**

No equivalent tenements have been credited to this development.

Date Generated: 12 May 2025

Per: Mary Kunang

## SCHEDULE 2

### NSW Rural Fire Service General Terms of Approval (GTA)



Queanbeyan-Palerang Regional Council  
PO Box 90  
QUEANBEYAN NSW 2620

Your reference: (CNR-65349) DA.2023.0609  
Our reference: DA20240206000474-S38-2

**ATTENTION:** Amanda Rasmussen

Date: Tuesday 25 March 2025

Dear Sir/Madam,

**Integrated Development Application**  
**s100B - Subdivision - Torrens Title Subdivision**  
**BROOKVALE 191 GOOGONG RD GOOGONG NSW 2620, 333//DP706066**

I refer to your correspondence dated 28/02/2025 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the submitted amended information. General Terms of Approval are now re-issued, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions.

#### **General**

1. The development proposal is to generally comply with the following plans/documents except where amended by the conditions of this Bush Fire Safety Authority.
  - The General Arrangement Plan prepared by Spiire drawing number 321163CX001, Sheet 1, undated.

#### **Asset Protection Zones**

2. At the issue of a subdivision certificate, and in perpetuity, all residential lots, road reserves, and areas designated as Managed Open Space on the General Arrangement Plan (Spiire, Drawing No. 321163CX001, Sheet 1, undated) shall be maintained as an Inner Protection Area (IPA) in accordance with Section 5 and Appendix 4 of *Planning for Bush Fire Protection 2019* and the NSW Rural Fire Service's *Standards for Asset Protection Zones*.

**Note:** The NSW Rural Fire Service's assessment is contingent upon the ongoing management of the Googong Road Reserve, which directly adjoins the subject property, as an Inner Protection Area (IPA) in perpetuity, in accordance with Appendix 4 of *Planning for Bush Fire Protection 2019*.

#### **Access - Public Roads**

***The intent of measure is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.***

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#### **Postal address**

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

#### **Street address**

NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

**T** (02) 8741 5555  
**F** (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)



# RFS



3. Access roads must comply with the following general requirements of Table 5.3b of *Planning for Bush Fire Protection 2019* and the following:

- subdivisions of three or more allotments have more than one access in and out of the development;
- traffic management devices are constructed to not prohibit access by emergency services vehicles;
- maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient;
- all roads are through roads;
- dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end;
- where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road;  
where access/egress can only be achieved through forest, woodland and heath vegetation, secondary access must be provided to an alternate point on the existing public road system;
- one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression;
- the capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating;
- hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression;
- hydrants are provided in accordance with the relevant clauses of AS 2419.1:2021 - *Fire hydrant installations System design, installation and commissioning*; and
- there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.

4. Perimeter roads must comply with the general requirements of Table 5.3b of *Planning for Bush Fire Protection 2019* and the following:

- are two-way sealed roads;
- minimum 8m carriageway width kerb to kerb;
- parking is provided outside of the carriageway width;
- hydrants are located clear of parking areas;
- are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
- curves of roads have a minimum inner radius of 6m;
- the maximum grade road is 15 degrees and average grade of not more than 10 degrees;
- the road crossfall does not exceed 3 degrees; and
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

5. Non-perimeter roads must comply with the general requirements of Table 5.3b of *Planning for Bush Fire Protection 2019* and the following:

- minimum 5.5m carriageway width kerb to kerb;
- parking is provided outside of the carriageway width;
- hydrants are located clear of parking areas;
- roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
- curves of roads have a minimum inner radius of 6m;
- the road crossfall does not exceed 3 degrees; and





# RFS



- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

6. The laneway marked Laneway 01, as depicted on the General Arrangement Plan (Spiire, Drawing No. 321163CX001, Sheet 1, undated) is to be a trafficable defendable space and must be constructed to the following requirements:

- are two-way sealed roads;
- minimum 8m carriageway width kerb to kerb;
- the maximum grade road is 15 degrees and average grade of not more than 10 degrees
- a minimum vertical clearance of 4 metres to any overhanging obstructions, including tree branches;
- the crossfall of the trail is not more than 10 degrees;
- the laneway shall be serviced by regular hydrants with intervals no greater than 70m.
- hydrants shall comply with the relevant clauses of AS 2419.1:2021 - *Fire hydrant installations System design, installation and commissioning*;
- appropriate drainage and erosion controls are provided;
- the Laneway remains unobstructed by fencing, gates (other than at public road entrance) and any storage of materials; and
- permitted gates at public road entrances shall be locked using a key/lock system authorised by the Lake George District Fire Control.

#### Water and Utility Services

***The intent of measure is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.***

7. The provision of water, electricity and gas must comply with the following in accordance with Table 5.3c of *Planning for Bush Fire Protection 2019*:

- reticulated water is to be provided to the development where available;
- fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2021;
- hydrants are not located within any road carriageway;
- reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
- fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2021;
- all above-ground water service pipes are metal, including and up to any taps;
- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:
  - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
  - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - The storage and handling of LP Gas, the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.

 3



# RFS



**General Advice – Consent Authority to Note**

This approval is for the subdivision of the land only. Any further development application for class 1,2 & 3 buildings as identified by the *National Construction Code* must be subject to separate application under section 4.14 of the *Environmental Planning and Assessment Act 1979* and address the requirements of *Planning for Bush Fire Protection 2019*.

This letter is in response to an assessment of the application based on the submitted further information and supersedes our previous general terms of approval dated 22/01/2025.

For any queries regarding this correspondence, please contact Peter Dowse on 1300 NSW RFS.

Yours sincerely,

Michael Gray  
**Manager Planning & Environment Services**  
**Built & Natural Environment**





# RFS



## BUSH FIRE SAFETY AUTHORITY

Subdivision – Torrens Title Subdivision  
BROOKVALE 191 GOOGONG RD GOOGONG NSW 2620, 333//DP706066  
RFS Reference: DA20240206000474-S38-2  
Your Reference: (CNR-65349) DA.2023.0609

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority supersedes the previous Bush Fire Safety Authority DA20240206000474-S38-1 issued on 22/01/2025 and confirms that, subject to the attached reissued General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

**Michael Gray**  
Manager Planning & Environment Services  
Built & Natural Environment

Tuesday 25 March 2025

## **Heritage NSW General Terms of Approval (GTA)**

Department of Climate Change,  
Energy, the Environment and Water



Our ref: DOC24/101671-25

Ms Mary Kunang  
Queanbeyan-Palerang Regional Council  
257 Crawford Street  
Queanbeyan NSW 2620  
Email: mary.kunang@qprc.nsw.gov.au  
Letter uploaded to the NSW Planning Portal

**Address:** 191 Googong Road and 19 Mol Crescent, Googong

**Proposal:** 51 residential lots, 3 open space lots, a residual lot taking in the remainder of the land and associated landscaping, roads and infrastructure.

**Development Application no:** DA.2023.0609, CNR-65349, A-78747

**Received:** 6 February 2024

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**Subject:** General Terms of Approval for Integrated Development Application, *National Parks and Wildlife Act 1974*

Dear Ms Kunang

This letter contains our general terms of approval for the above integrated development application for those known Aboriginal sites which would require an Aboriginal Heritage Impact Permit pursuant to s.90 of the *National Parks and Wildlife Act 1974*.

Following a review of the application, we requested further information on 19 March 2024 (refer to DOC24/101671-23).

We have reviewed the revised Aboriginal Cultural Heritage Assessment Report, dated 28 March 2024 prepared by Navin Officer. The report has identified that Aboriginal objects known as stone artefact sites 57-2-0911, 57-2-0920 and 57-2-0921 will be impacted by the proposed development. The report recommends community collection of surface artefacts as mitigation against harm from the proposal under an Aboriginal Heritage Impact Permit.

Public submissions were uploaded to the portal on 8 March 2024. None of the public submissions referred to Aboriginal cultural heritage matters.

Considering the above, and in accordance with Section 4.47 of the *Environmental Planning and Assessment Act 1979*, the following general terms of approval are granted:

---

[heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au)  
Locked Bag 5020, Parramatta NSW, 2124  
NSW Planning Portal reference: CNR-65349

[www.environment.nsw.gov.au/topics/heritage](http://www.environment.nsw.gov.au/topics/heritage)

Page: 1 of 3

### Approved development

Development must be in accordance with:

- a. Talpa, Googong, NSW Aboriginal Cultural Heritage Assessment Report (Navin Officer Heritage Consultants, 28 March 2023).
- b. Statement of Environmental Effects 55 Lot Subdivision (Village Building Co. Ltd, 10 November 2023).
- c. Landscape Plan 23-473 Talpa, Lot 2 DP826105 & Lot 333 DP706066 (Place Logic, 8 December 2023).

Please note that any modification of the above development that will result in impacts to Aboriginal cultural heritage must be referred to Heritage NSW to determine whether changes to these general terms of approval are required.

### Except as amended by the following general terms of approval:

1. A s.90 Aboriginal Heritage Impact Permit for the proposed works must be sought and granted prior to the commencement of works.
2. The Aboriginal Heritage Impact Permit application must be accompanied by appropriate documentation and mapping as outlined in Applying for an Aboriginal Heritage Impact Permit: Guide for applicants (2011).
3. Consultation with the Aboriginal community undertaken as part of the Aboriginal Heritage Impact Permit application must be in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010.
4. The Aboriginal Heritage Impact Permit application must be completed with reference to the requirements of the Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (2011).
5. The Aboriginal Heritage Impact Permit application must include complete records satisfying the requirements of the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (2010).
6. Long term management of Aboriginal objects must be considered as part of the Aboriginal Heritage Impact Permit application.

### Aboriginal community consultation must be maintained

Consultation with the registered Aboriginal parties must be maintained. We recommend updates on the project are provided to the registered Aboriginal parties every 6 months to ensure the consultation is continuous.

If you have any questions regarding these general terms of approval, please contact Lyndon Patterson, Senior Assessments Officer, at Heritage NSW on 6022 0619 or [lyndon.patterson@environment.nsw.gov.au](mailto:lyndon.patterson@environment.nsw.gov.au).

Yours sincerely



Rose O'Sullivan

[heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au)

Locked Bag 5020, Parramatta NSW, 2124

NSW Planning Portal reference: CNR-65349

[www.environment.nsw.gov.au/topics/heritage](http://www.environment.nsw.gov.au/topics/heritage)

Page: 2 of 3

Manager Assessments

Heritage NSW

Department of Climate Change, Energy, the Environment and Water

As Delegate under *National Parks and Wildlife Act 1974*

24 April 2024

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[heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au)  
Locked Bag 5020, Parramatta NSW, 2124  
NSW Planning Portal reference: CNR-65349

[www.environment.nsw.gov.au/topics/heritage](http://www.environment.nsw.gov.au/topics/heritage)

Page: 3 of 3

### **Advisory Notes**

#### **Essential Energy**

- Strictly based on the documents submitted, Essential Energy has the following comments to make as to potential safety risks arising from the proposed development.
- Essential Energy Has a High voltage 11000 volt over head power line running through the lot and DP – This power line has a 20 meter total width Easement or safe clearance area. [LivingWithEasements.pdf \(essentialenergy.com.au\)](#)

#### **Essential Energy makes the following general comments:**

1. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
2. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with.
3. As part of the subdivision, an easement/s are/is created for any existing electrical infrastructure (located within the property or adjoining the property as required). The easement/s is/are to be created using Essential Energy's standard easement terms current at the time of registration of the plan of subdivision. Refer Essential Energy's Contestable Works Team for requirements via email [contestableworks@essentialenergy.com.au](mailto:contestableworks@essentialenergy.com.au).
4. Council should ensure that a Notification of Arrangement (confirming satisfactory arrangements have been made for the provision of power) is issued by Essential Energy with respect to all proposed lots which will form part of the subdivision, prior to Council releasing the Subdivision Certificate. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the subdivision, which may include the payment of fees and contributions. Despite Essential Energy not having any safety concerns, there may be issues with respect to the subdivision layout, which will require Essential Energy's approval.
5. In addition, Essential Energy's records indicate there is electricity infrastructure located within close proximity to the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as [ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure](#). Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure.
6. Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the *Electricity Supply Act 1995* (NSW).
7. Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW ([www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines* and *Code of Practice – Work near Underground Assets*.

# QUEANBEYAN-PALERANG REGIONAL COUNCIL

## Council Meeting Attachment

25 JUNE 2025

ITEM 9.2      DA.2023.0609 - 191 GOOGONG ROAD, GOOGONG -  
TORRENS TITLE SUBDIVISION COMPRISING 51  
RESIDENTIAL LOTS, RESIDUE LOT AND OPEN SPACES  
- TALPA ESTATE

ATTACHMENT 3    PLANS - DA.2023.0609 - 191 GOOGONG ROAD GOOGONG



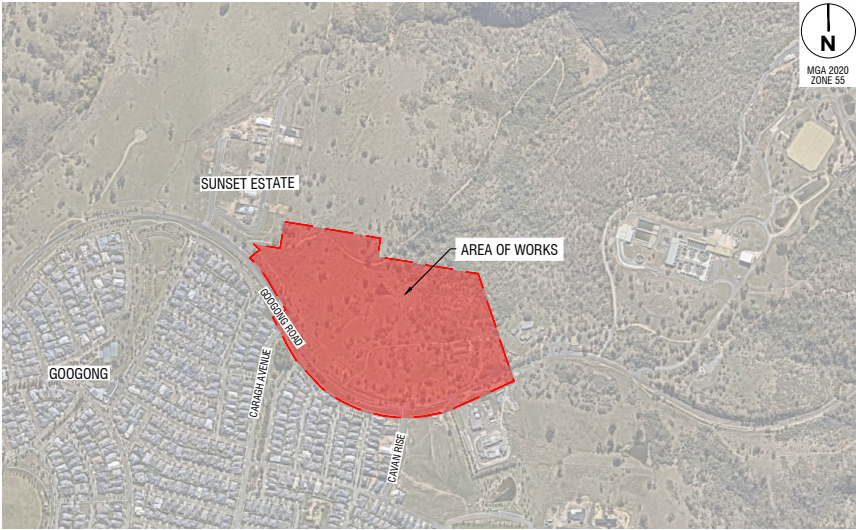
# TALPA

## DEVELOPMENT APPLICATION

DEVELOPMENT APPLICATION  
PROJECT NUMBER: 321163-000  
CIVIL ENGINEERING DRAWINGS  
FOR VILLAGE BUILDING COMPANY

GENERAL NOTES:

- 1. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIA (MGA) 2020, ZONE 55.
- 2. ALL EXISTING SURFACE LEVELS PROVIDED BY MMB SURVEYORS SHOWN ON THE ENGINEERING DRAWINGS HAVE BEEN INTERPOLATED FROM A DIGITAL TERRAIN MODEL. THESE LEVELS HAVE BEEN USED AS THE BASIS FOR ALL ENGINEERING DESIGN AND DETERMINATION OF QUANTITIES.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH QPRC'S DESIGN AND CONSTRUCTION SPECIFICATIONS
- 4. EXISTING SERVICES HAVE BEEN PLOTTED FROM SUPPLIED DATA.
- 5. ALL EXISTING AND FINISHED SURFACE LEVELS ARE TO THE AUSTRALIAN HEIGHT DATUM (AHD).



1 LOCALITY PLAN  
Scale 1:5000 @ A1



**WARNING**  
BEWARE OF UNDERGROUND/OVERHEAD SERVICES  
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

Rev	Amendments	Approved	Date
D	DA DOCUMENTATION UPDATED TO ADDRESS AUTHORITY COMMENTS	TW	22/08/24
C	REISSUED FOR DEVELOPMENT APPLICATION	CC	07/12/23
B	DEVELOPMENT APPLICATION SUBMISSION	CC	16/11/23
A	ISSUED TO CLIENT	CC	13/11/23

Scale	1:1000@A1	0 10 20 30 40 50
	1:2000@A3	0 10 20 30 40 50

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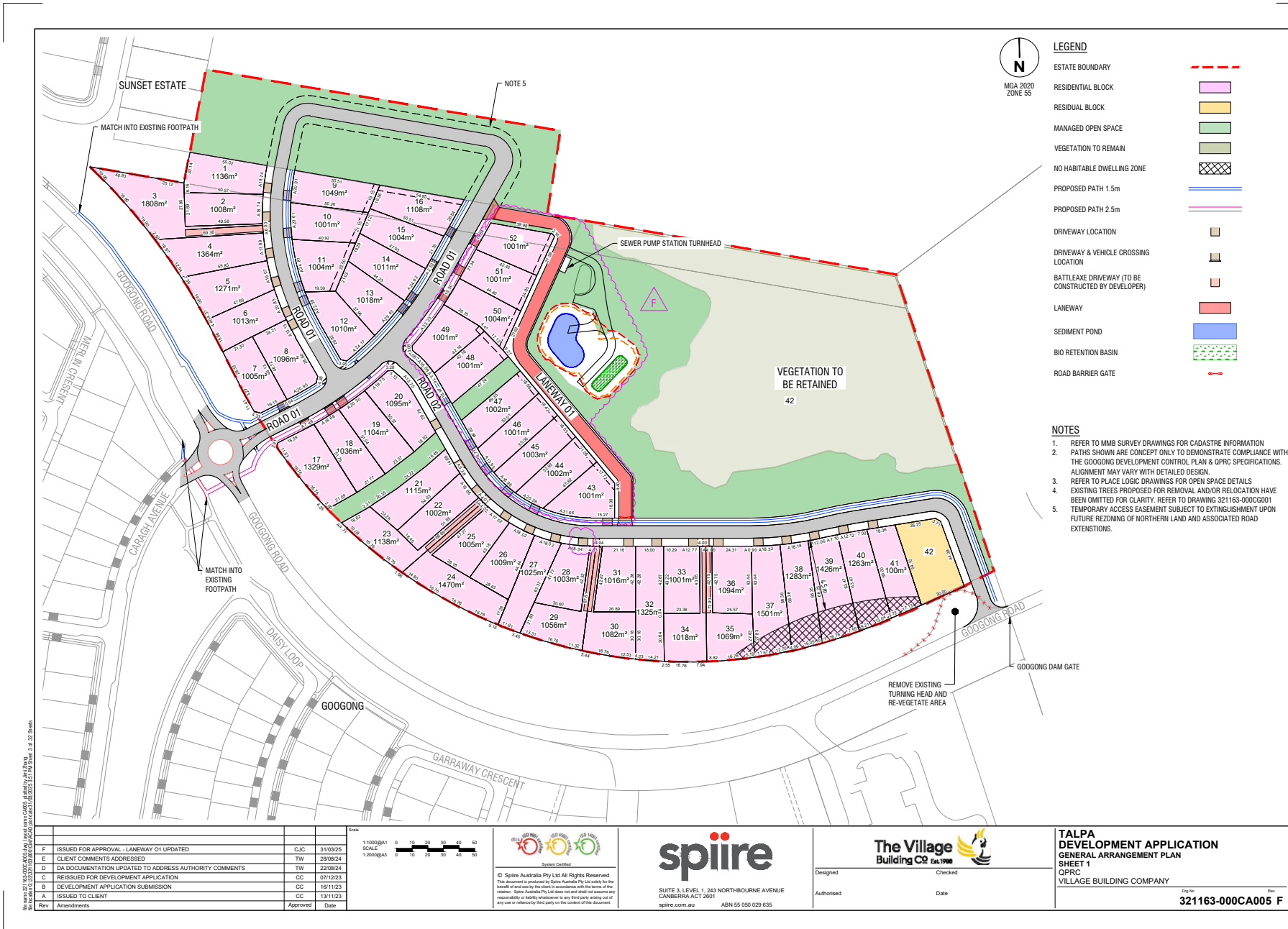


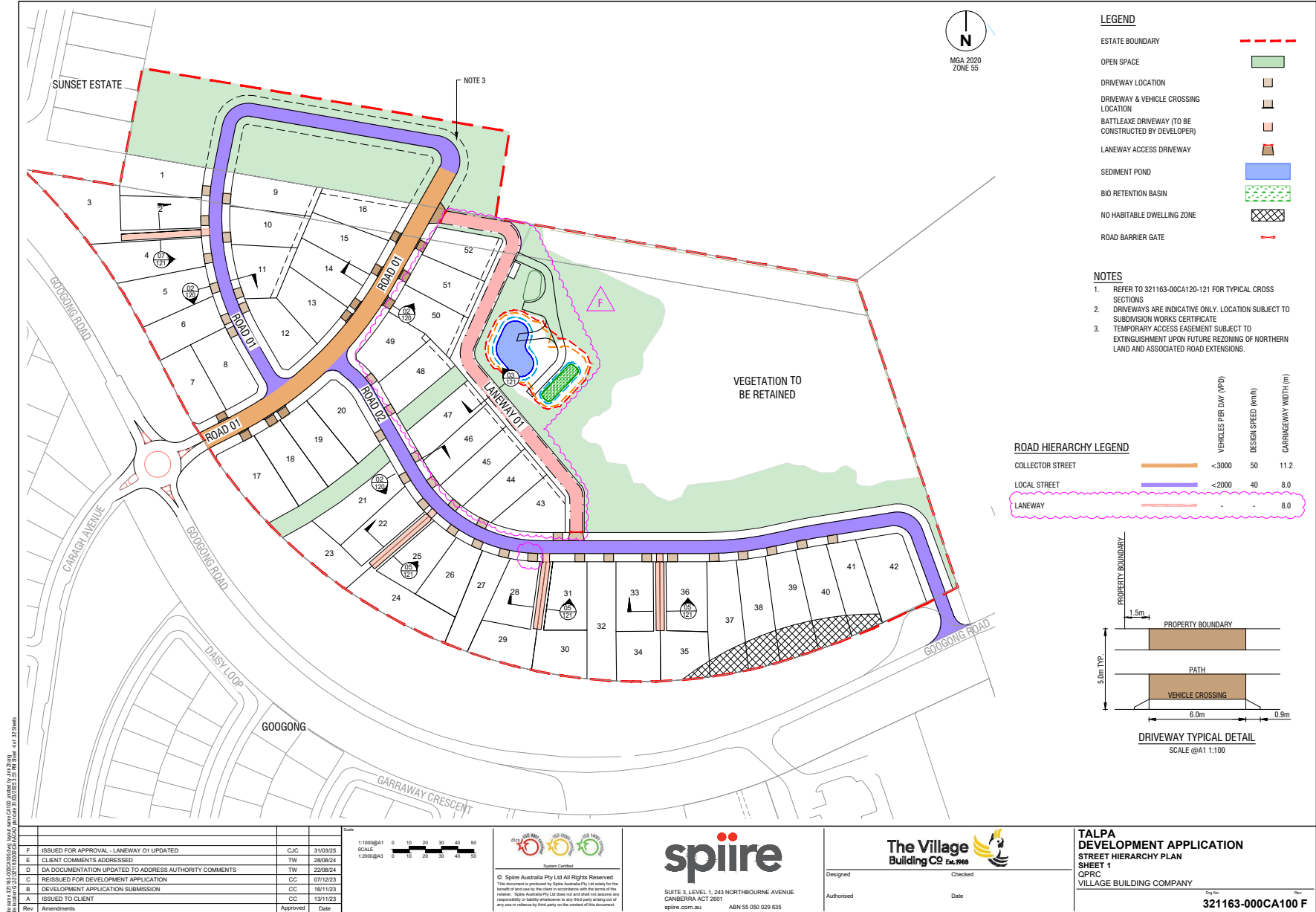
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Date

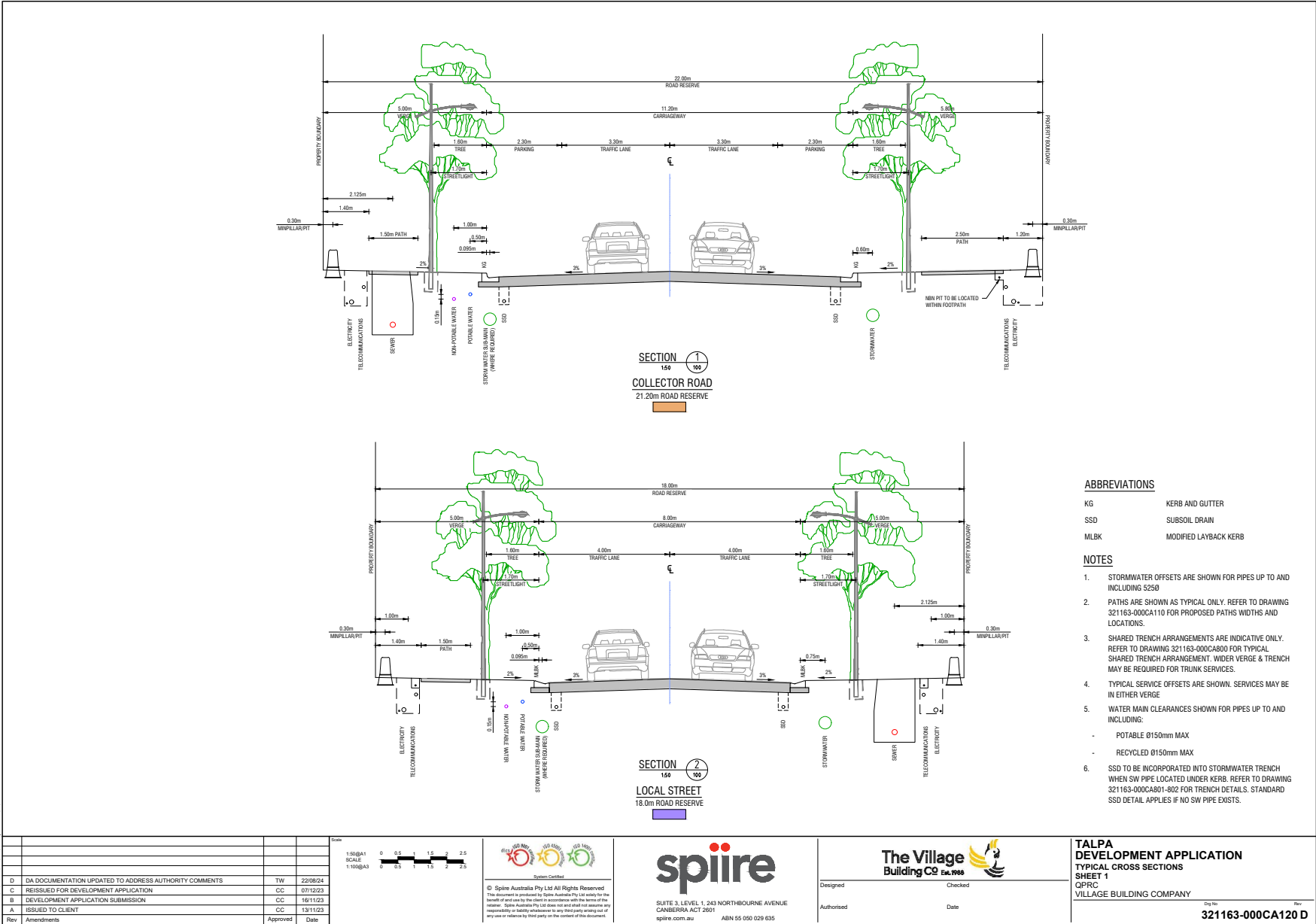
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DEVELOPMENT APPLICATION  
COVER SHEET  
SHEET 1  
QPRC  
DEVELOPMENT APPLICATION

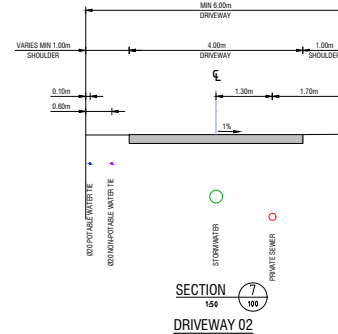
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on 16/11/2023 11:03:00 (CA001-01.dwg) and last modified on 16/11/2023 11:03:00 (CA001-01.dwg)










- ### NOTES
1. LOCALLY DEFLECT NBN SERVICE CONDUIT AROUND THE PRIVATE ELECTRICAL PILLAR (TOWARDS DRIVEWAY). MAINTAIN MINIMUM 150mm CLEARANCE TO MINI PILLAR.
  2. DRIVEWAY WIDTH AT VERGE CROSSING REDUCED TO 4m TO ACCOMMODATE PRIVATE PILLAR AND WATER METERS.
  3. RETAINING WALL AND ASSOCIATED FOOTING TO BE CONTAINED WHOLLY WITHIN THE LOT WITH NO IMPACT ON ADJACENT SEWER RISING MAIN.

E	ISSUED FOR APPROVAL - LANEWAY 01 UPDATED	CJC	3/10/25	
D	DA DOCUMENTATION UPDATED TO ADDRESS AUTHORITY COMMENTS	TW	22/06/24	
C	REQUESTED FOR DEVELOPMENT APPLICATION	CC	07/11/23	
B	DEVELOPMENT APPLICATION SUBMISSION	CC	16/11/23	
A	ISSUED TO CLIENT	CC	13/11/23	
Rev	Amendments	Approved	Date	

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SCALE  
1:100@A3



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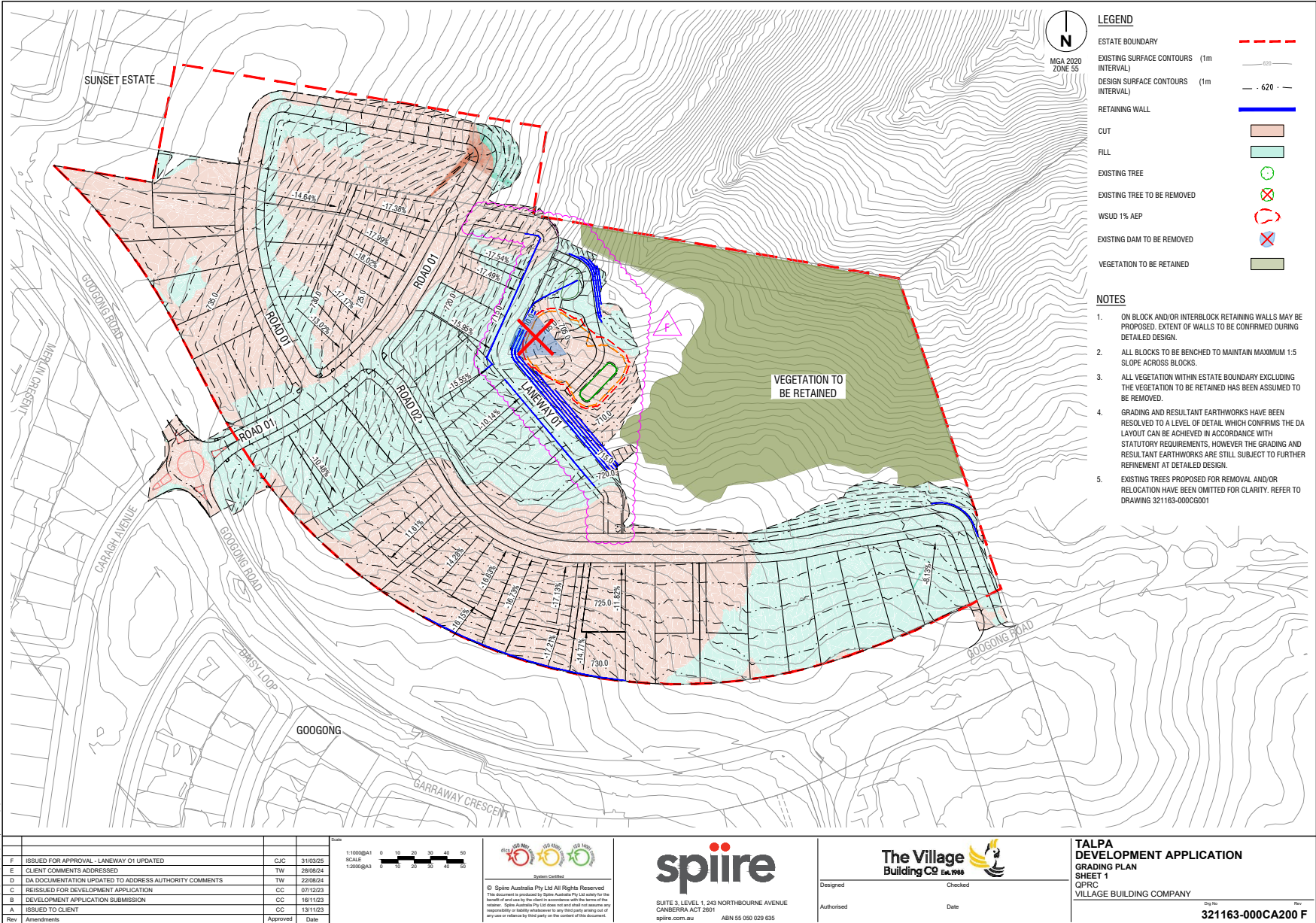


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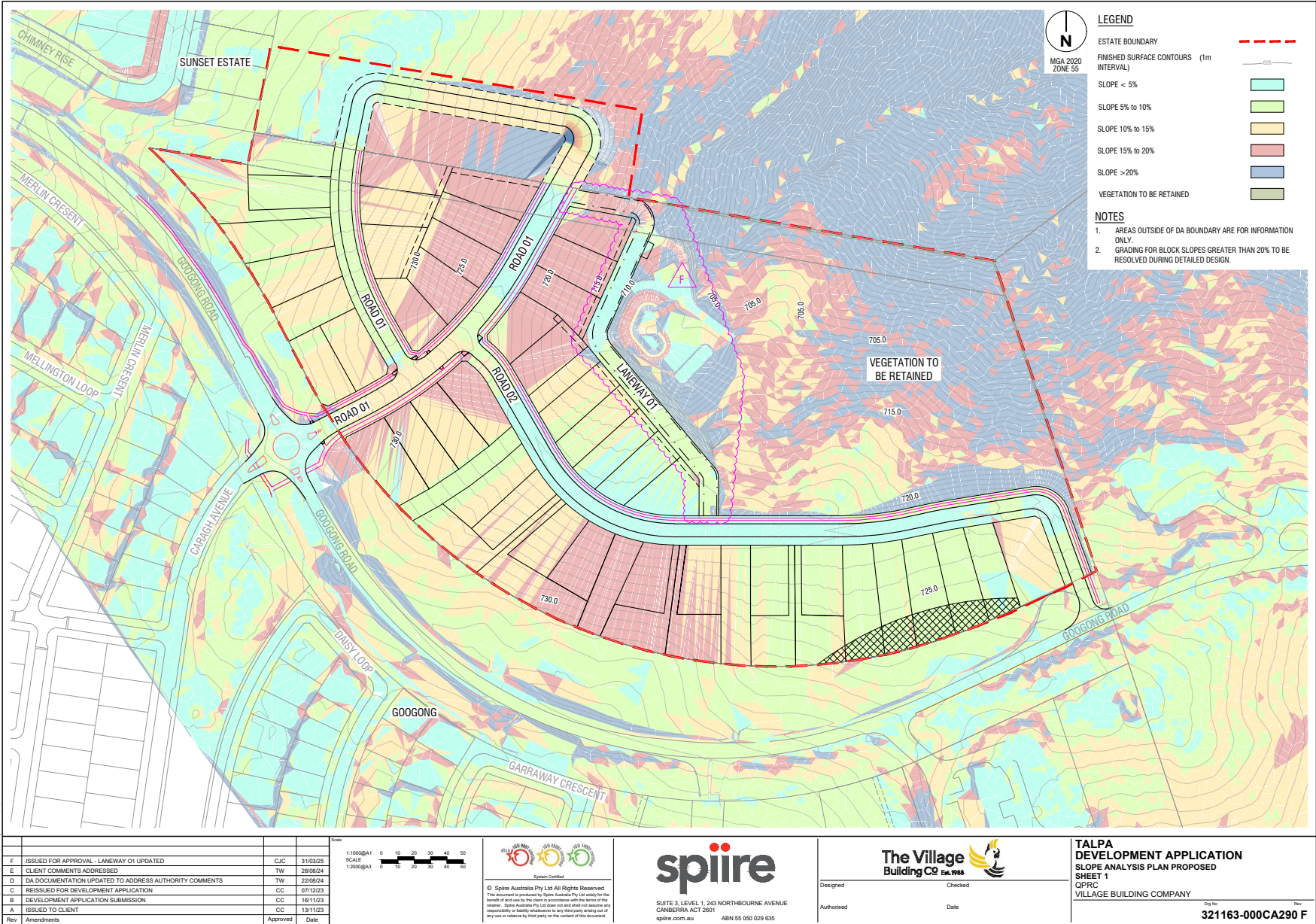
	
Designed	Checked
Authorised	Date

**TALPA**  
**DEVELOPMENT APPLICATION**  
 TYPICAL CROSS SECTIONS  
 SHEET 2  
 QPRC  
 VILLAGE BUILDING COMPANY



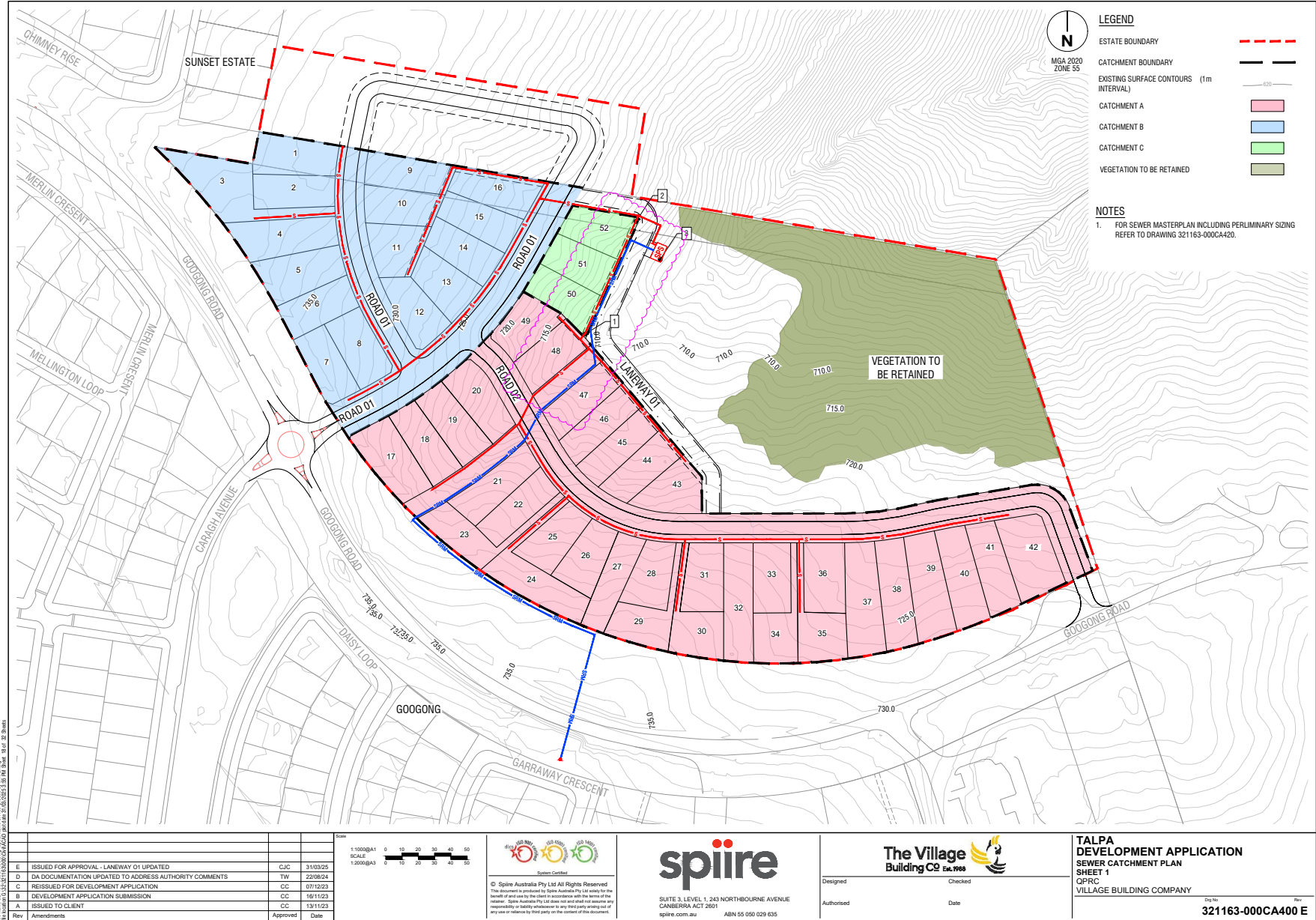












TALPA STAGE 1 CATCHMENT DETAILS	
CATCHMENT	LOTS
A	32
B	16
C	3

TALPA STAGE 1 SEWER NODE CALCULATIONS																	
NODE	CATCHMENT	LOTS	MULTI UNITS	LOCAL COMMERCIAL AREA (ha)	NET SEWERABLE AREA (ha)	EP PER RESIDENTIAL LOT	EP PER MULTI UNIT LOT	TOTAL EP	ADWF (L/s)	d	PDWF (L/s)	A <sub>eff</sub> (residential)	A <sub>eff</sub> (commercial)	FACTORsize	I	RDI (L/s)	PWWF (L/s)
1	A	32	0	-	4.68	3.5	-	112.0	0.280	5.000	1.170	1.890	-	1.290	38.920	1.230	2.400
2	B	16	0	-	2.49	3.5	-	56.0	0.120	5.930	0.690	0.960	-	1.400	42.070	0.680	1.370
3	A+B+C	51	0	-	7.17	3.5	-	178.0	0.370	4.420	1.660	3.020	-	1.220	36.780	1.860	3.510

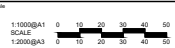
CHECK TABLE													
CHECK	CONTRIBUTING CATCHMENTS	INITIAL EP	CONTRIBUTING EP	TOTAL EP	INITIAL PDWF (L/s)	CONTRIBUTING PDWF (L/s)	TOTAL PDWF (L/s)	INITIAL PWWF (L/s)	CONTRIBUTING PWWF (L/s)	TOTAL PWWF (L/s)	MIN SIZE AND GRADE	PROPOSED SIZE AND GRADE	PROPOSED SEWER CAPACITY (L/s)
1	A	0	112	112	0	1.170	1.170	0.000	2.400	2.400	150mm DIA, min 0.6% grade	150mm DIA, min 1% grade	15.57
2	B	0	56	56	0.000	0.690	0.690	0.000	1.370	1.370	150mm DIA, min 0.6% grade	150mm DIA, min 1% grade	15.57
3	A+B+C	0	168	179	0.000	1.640	1.640	0.000	3.510	3.510	150mm DIA, min 0.6% grade	150mm DIA, min 1% grade	15.57

- GLOSSARY OF TERMS**
- A - GROSS PLAN AREA OF DEVELOPMENT'S CATCHMENT (ha)
  - ADWF - AVERAGE DRY WEATHER FLOW (L/s)
  - A<sub>p</sub> - AREA OF PIPE
  - C - IFF LEAKAGE SEVERITY COEFFICIENT = 0.6 BASED ON SOIL AND NETWORK ASPECT CONTRIBUTOR TO LEAKAGE.
  - A<sub>EFF-COMMERCIAL</sub> - EFFECTIVE COMMERCIAL AREA CAPABLE OF CONTRIBUTING RAINFALL DEPENDENT INFILTRATION (ha)
  - A<sub>EFF-RESIDENTIAL</sub> - EFFECTIVE RESIDENTIAL AREA CAPABLE OF CONTRIBUTING RAINFALL DEPENDENT INFILTRATION (ha)
  - EP - EQUIVALENT POPULATION
  - FACTOR<sub>SIZE</sub> - ACCOUNTS FOR THE FACT THAT FLOW CONCENTRATION TIMES ARE FASTER FOR SMALL CATCHMENTS
  - FACTOR<sub>CONTAINMENT</sub> - REFLECTS LOCAL ENVIRONMENT ASPECTS & REGULATIONS ON WET WEATHER SEWAGE CONTAINMENT (OVERFLOW FREQUENCY) = 1.5 WHICH REPRESENTS 1 IN 10 YEARS ARI OF SEWAGE OVERFLOW.
  - GWI - GROUND WATER INFILTRATION (L/s)
  - I - FUNCTION OF RAINFALL INTENSITY AT THE DEVELOPMENTS GEOGRAPHIC LOCATION (SEE NOTE 3)
  - RDI - PEAK (RAINFALL DEPENDENT) INFLOW & INFILTRATION (L/s)
  - L/EP/DAY - RESIDENTIAL LOADING RATE = 180 = L/EP/S = 0.0021 WHICH IS DAILY AVERAGE OF SANITARY FLOW
  - n - MANNING FRICTION COEFFICIENT = 0.0128 FROM TABLE 4.5 OF WSA02-2002-2.3 ASSUMING PVC PIPE
  - P - PERIMETER OF PIPE
  - PDWF - PEAK DRY WEATHER FLOW (L/s)
  - PORTION WET - THE PORTION OF THE PLANNED PIPE NETWORK ESTIMATED TO HAVE GROUNDWATER TABLE LEVELS IN EXCESS OF PIPE INVERTS (%) (SEE NOTE 2)
  - R - HYDRAULIC RADIUS
  - S - PIPE GRADE
  - Q - PIPE CAPACITY (L/s)

- NOTES**
- THE SEWER CATCHMENT CALCULATIONS ARE BASED ON THE WSA02-2014-3.1 GUIDELINE.
  - PORTION<sub>WET</sub> = 0% BASED ON TALPA GEOTECHNICAL/GROUNDWATER LEVEL INFORMATION OBTAINED ON SITE.
  - I<sub>2-10</sub> = 2 HOUR RAINFALL INTENSITY OF 10 YEARS ARI. I<sub>2-10</sub> = 20.1mm/hr WHICH IS APPROXIMATE VALUES OF INTENSITY FOR GOOGONG UTILISING BUREAU OF METEOROLOGY IFD DESIGN RAINFALL INTENSITY.

Revised: 23/11/2023 09:04:00 (not issued when CAD) added by Jim Piro  
Revised: 05/12/2023 11:03:00 (not issued when CAD) added by Jim Piro  
Revised: 05/12/2023 11:03:00 (not issued when CAD) added by Jim Piro

Rev	Amendments	Approved	Date
D	ISSUED FOR APPROVAL - LANEWAY 01 UPDATED	CJC	31/03/25
C	REISSUED FOR DEVELOPMENT APPLICATION	CC	07/12/23
B	DEVELOPMENT APPLICATION SUBMISSION	CC	16/11/23
A	ISSUED TO CLIENT	CC	13/11/23

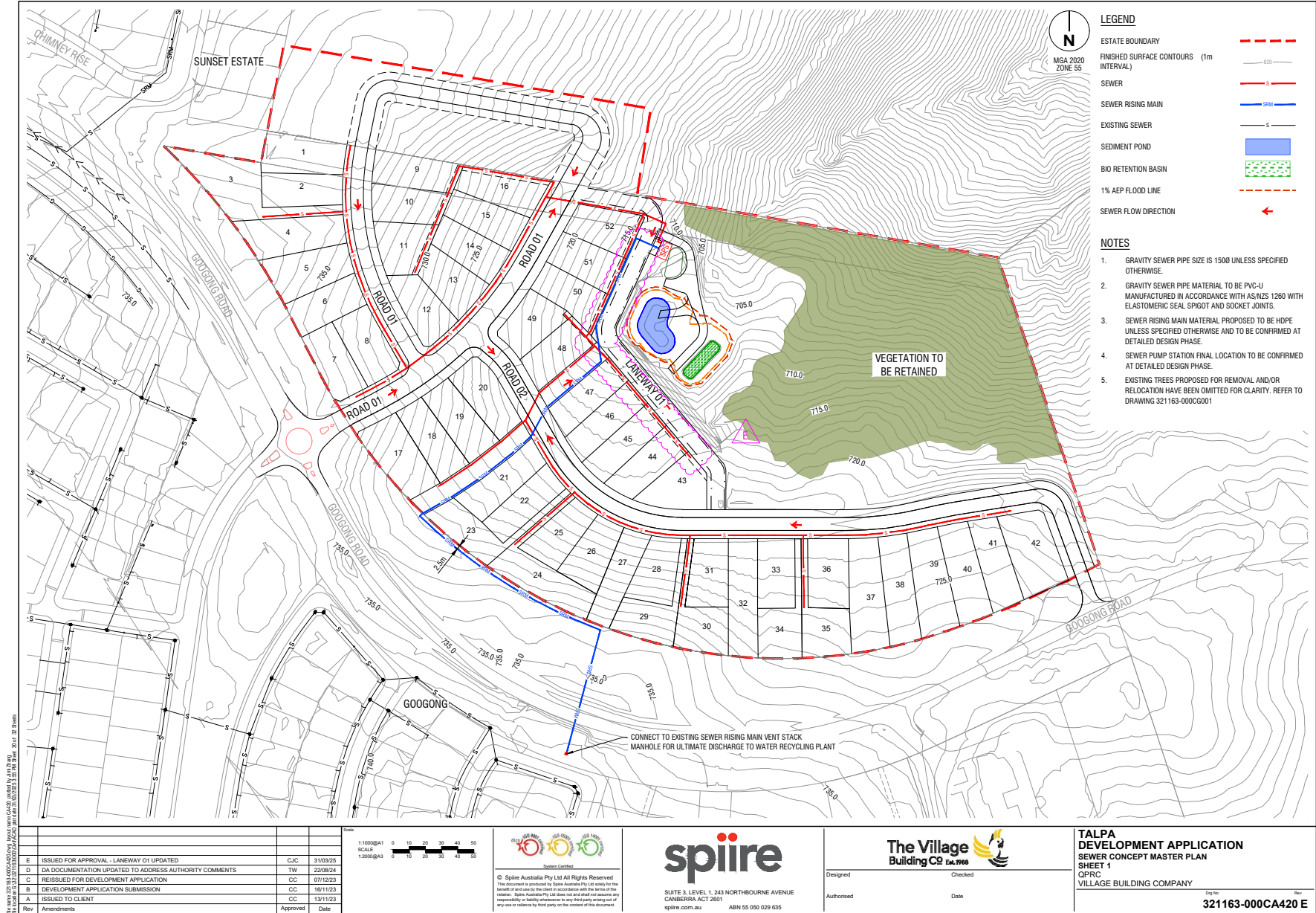


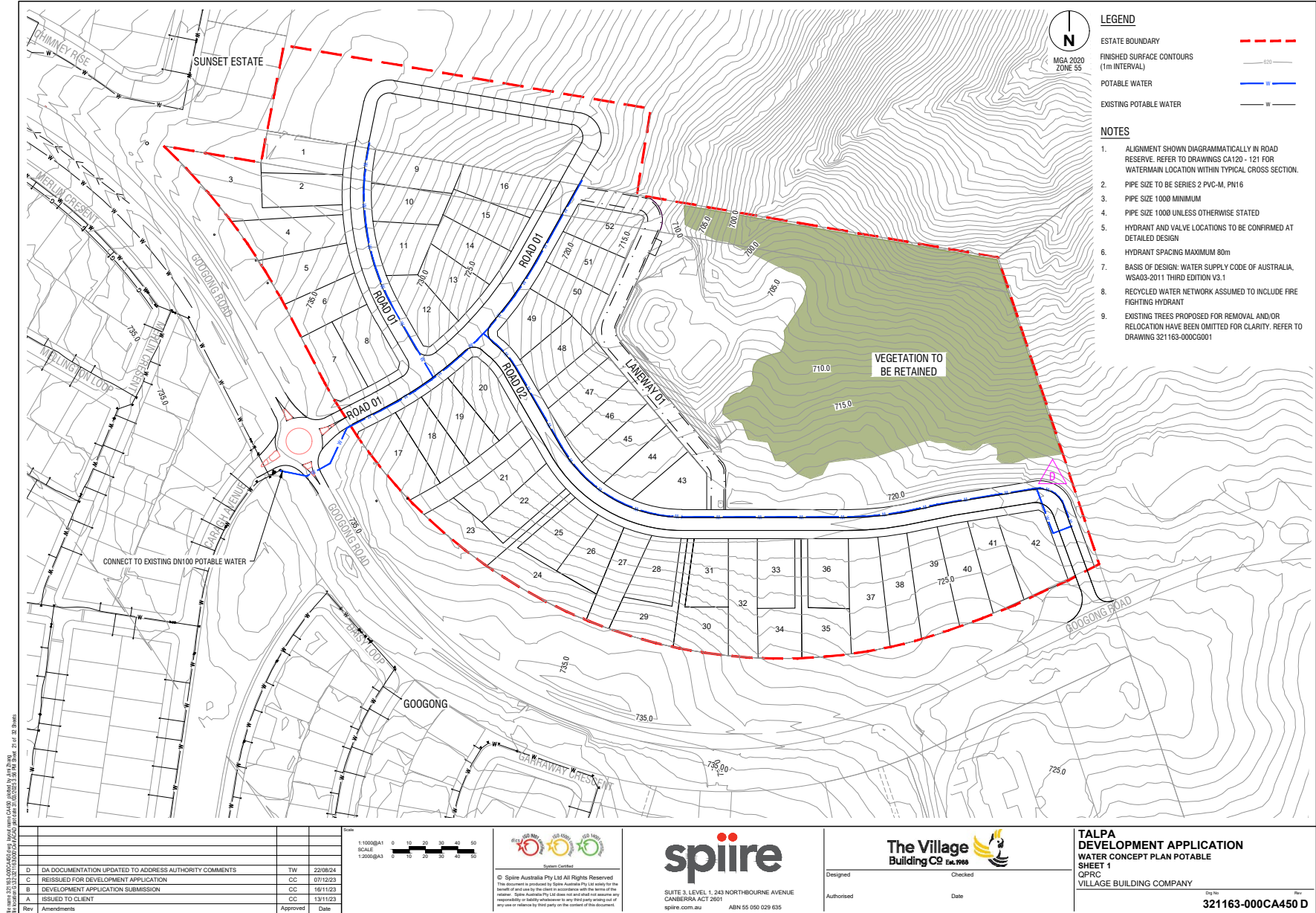
**TALPA DEVELOPMENT APPLICATION**  
**SEWER CATCHMENT PLAN**  
**SHEET 2**  
QPRC DEVELOPMENT APPLICATION

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Authorised: \_\_\_\_\_ Date: \_\_\_\_\_

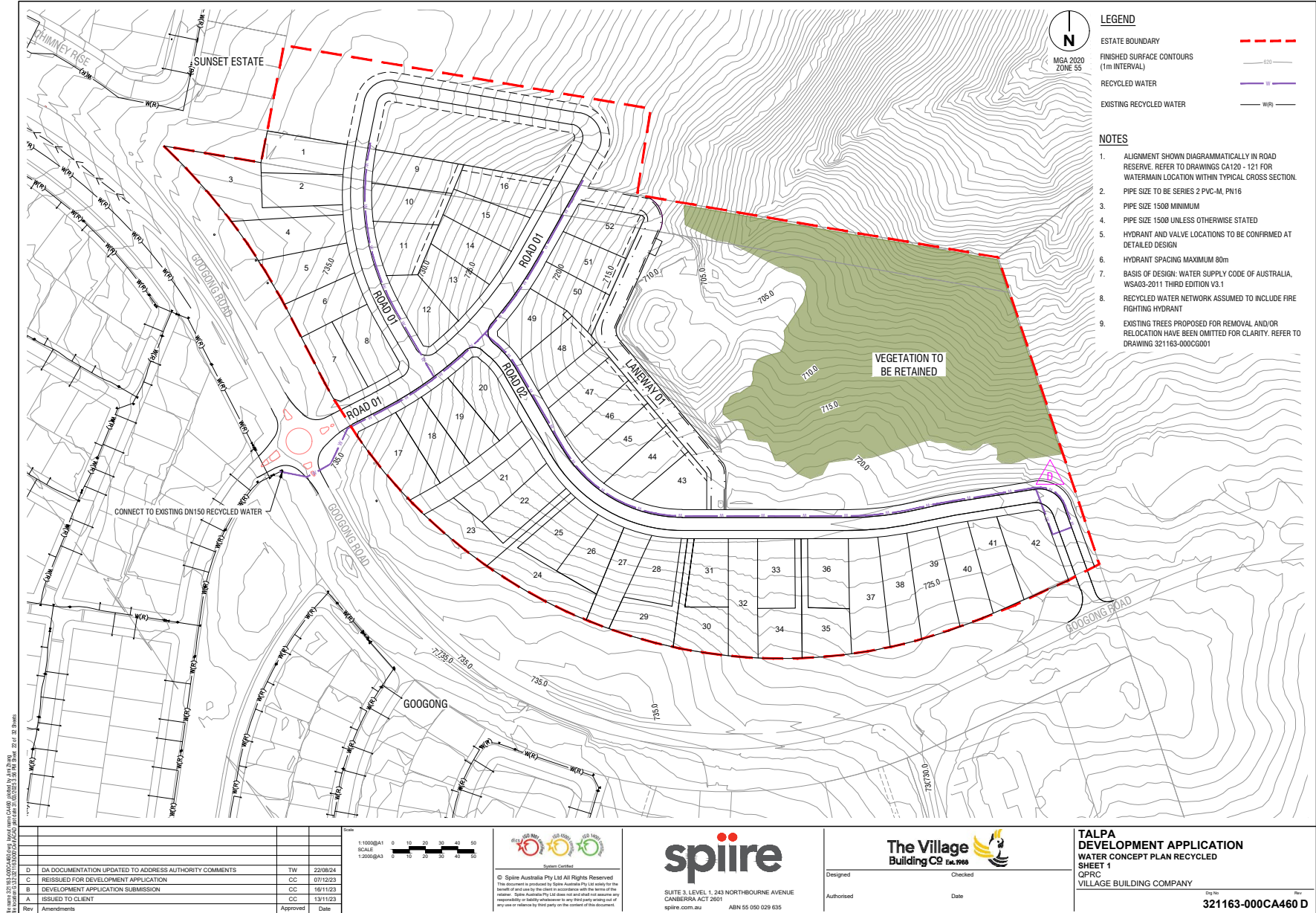
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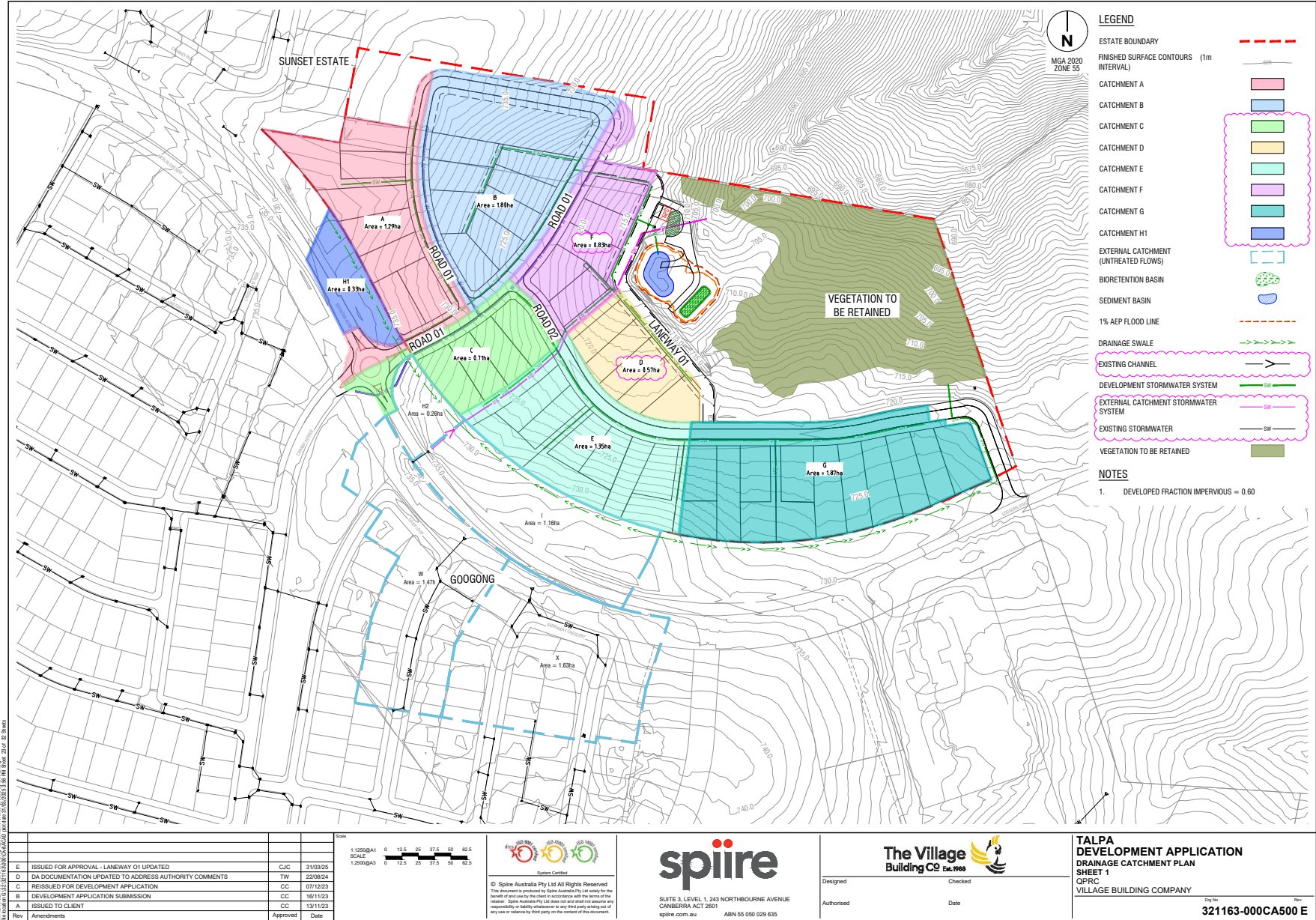




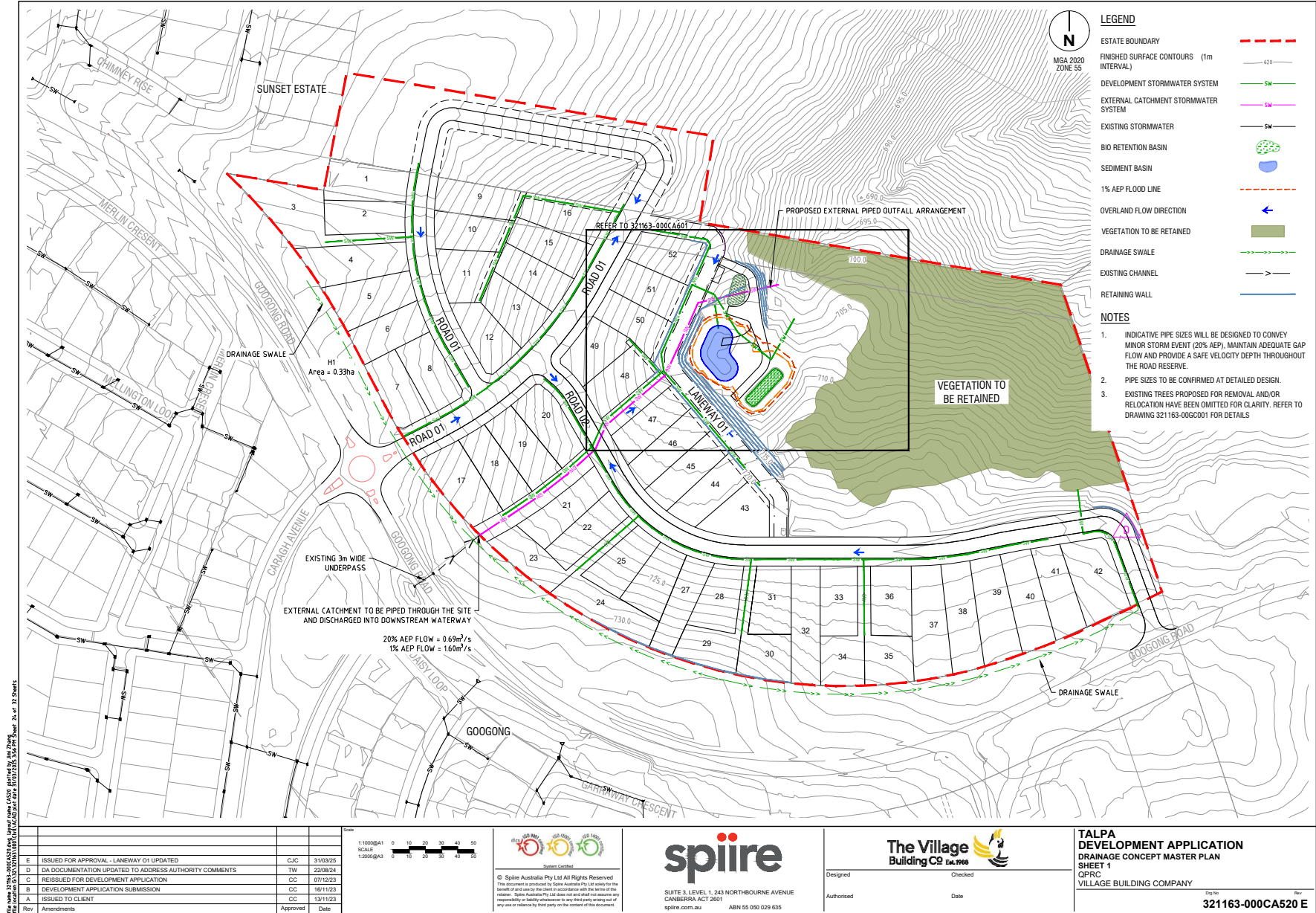










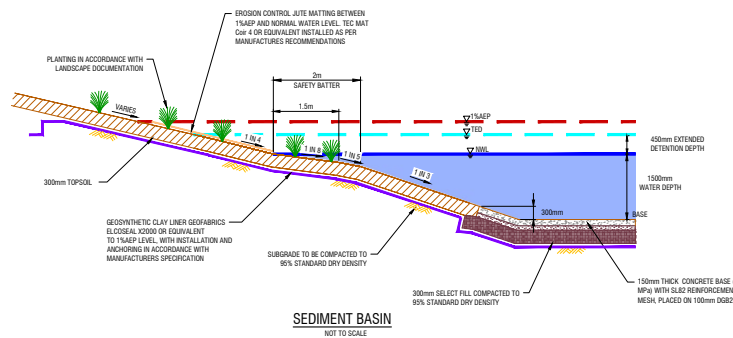




PERFORMANCE CRITERIA				
	GROSS POLLUTANTS	SUSPENDED SOLIDS	TOTAL NITROGEN	TOTAL PHOSPHOROUS
TARGET REDUCTION	100%	80%	65%	65%
ESTIMATED REDUCTION	149%	123%	76%	66%

E	ISSUED FOR APPROVAL - LANEWAY 01 UPDATED	CJC	3/10/25		
D	DA DOCUMENTATION UPDATE TO ADDRESS AUTHORITY COMMENTS	TW	22/08/24		
C	REISSUED FOR DEVELOPMENT APPLICATION	CC	07/12/23		
B	DEVELOPMENT APPLICATION SUBMISSION	CC	16/11/23		
A	ISSUED TO CLIENT	CC	13/11/23		
Fri	Approved/Ref'd	Approved/Date:			

321163-000CA600 E



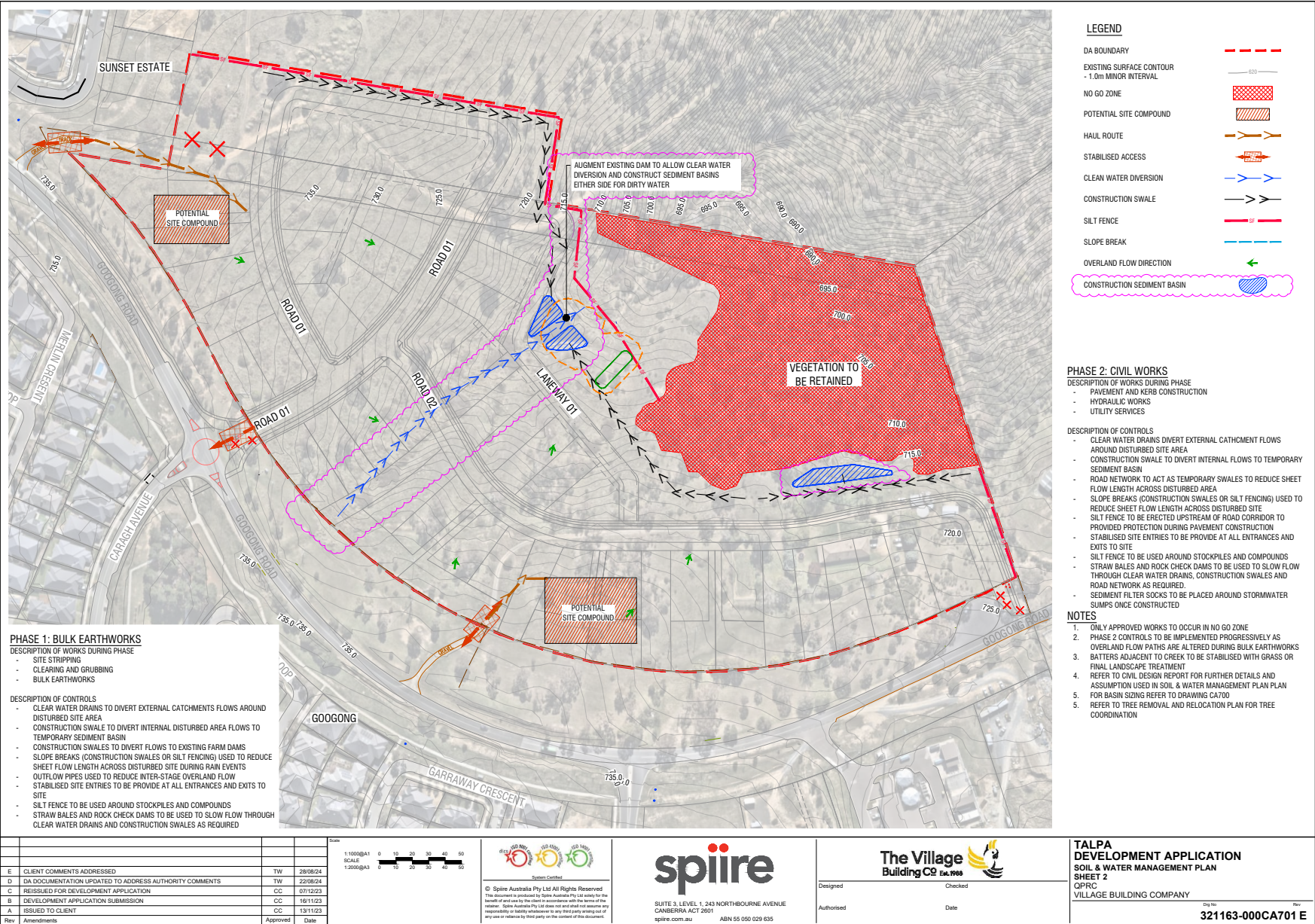
**The Village Building Co. Est. 1968**

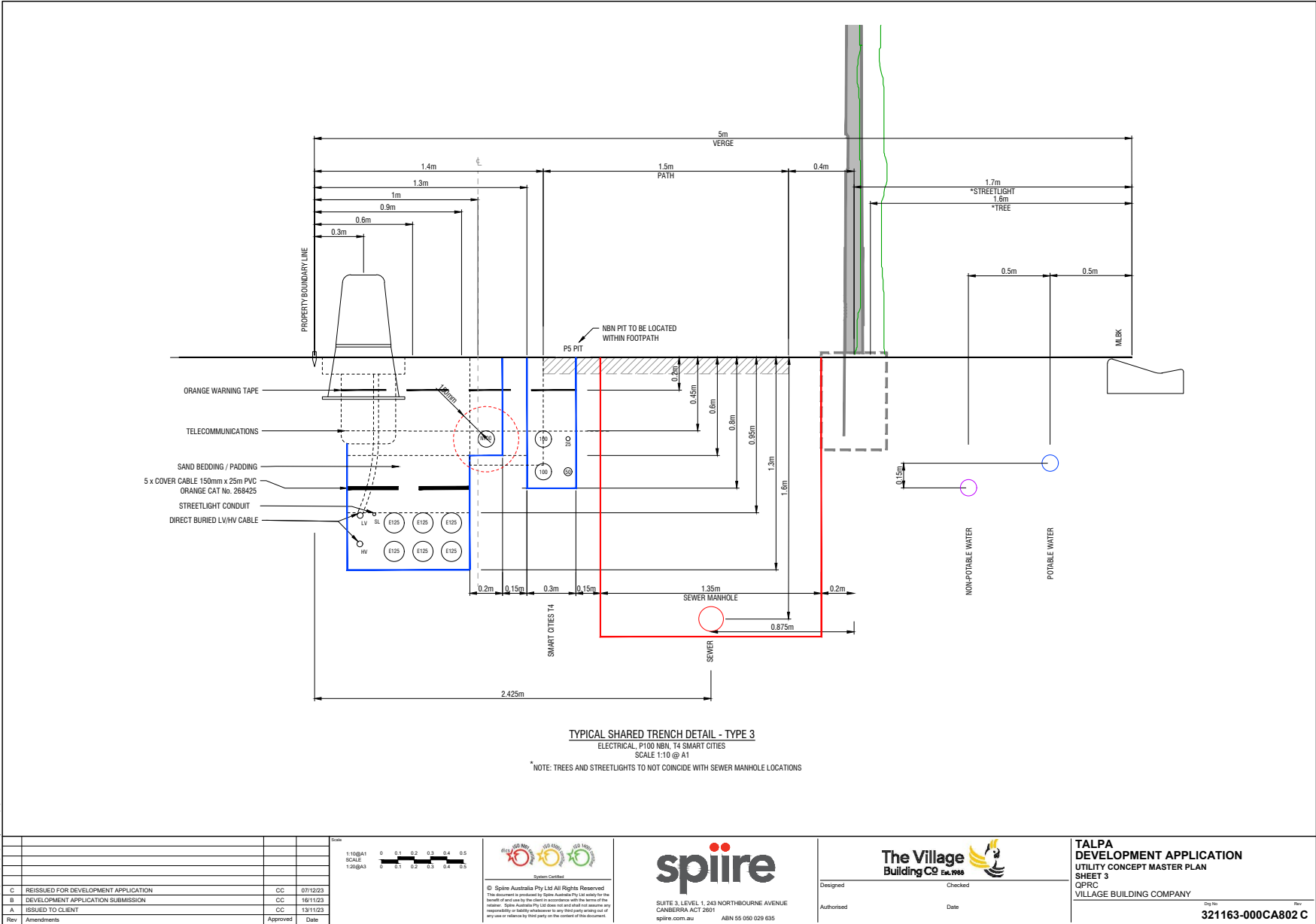
**TALPA**  
**DEVELOPMENT APPLICATION**  
WATER SENSITIVE URBAN DESIGN PLAN  
SHEET 2  
QPRC  
DEVELOPMENT APPLICATION

Dwg No Rev  
**321163-000CA601 D**





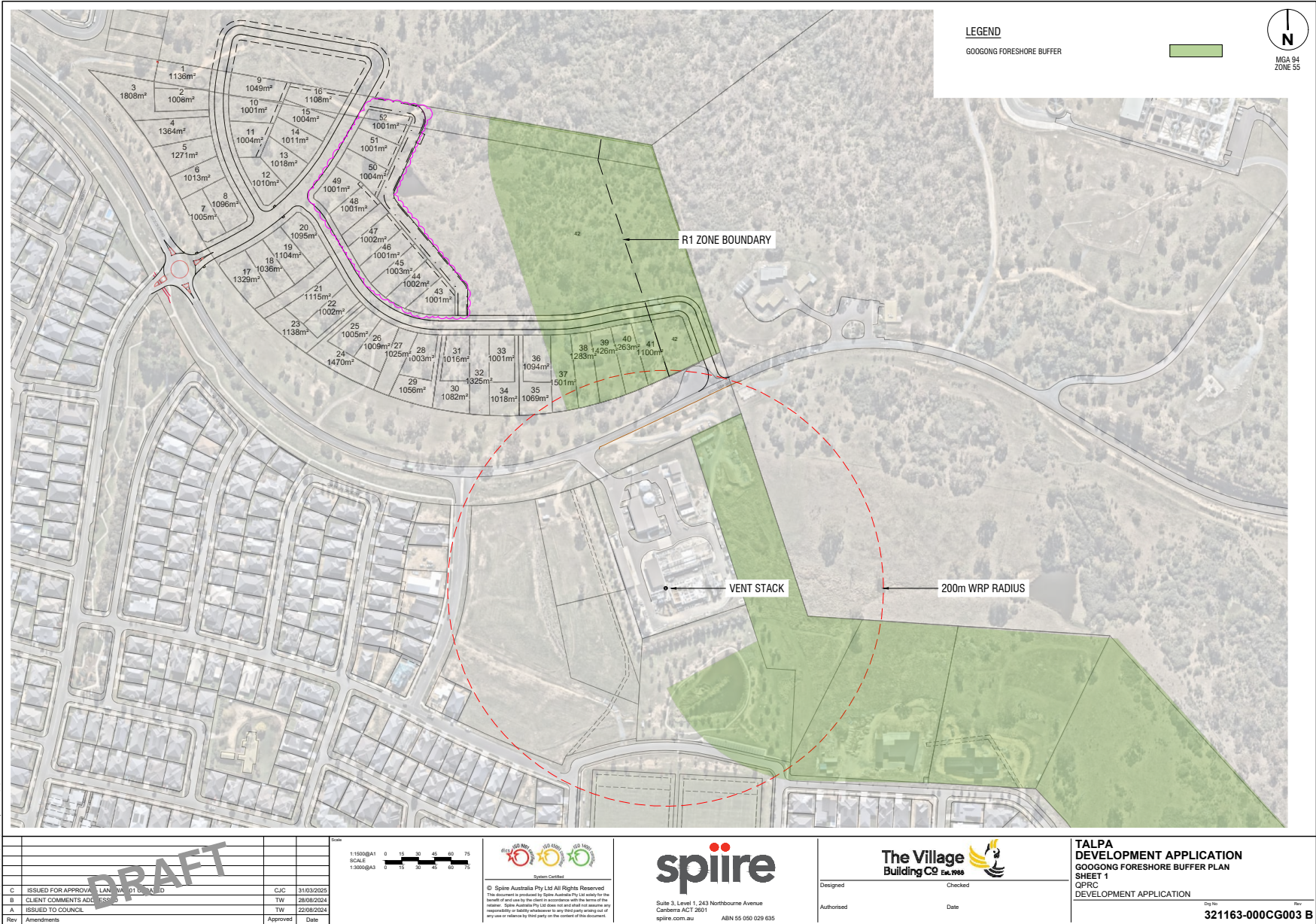




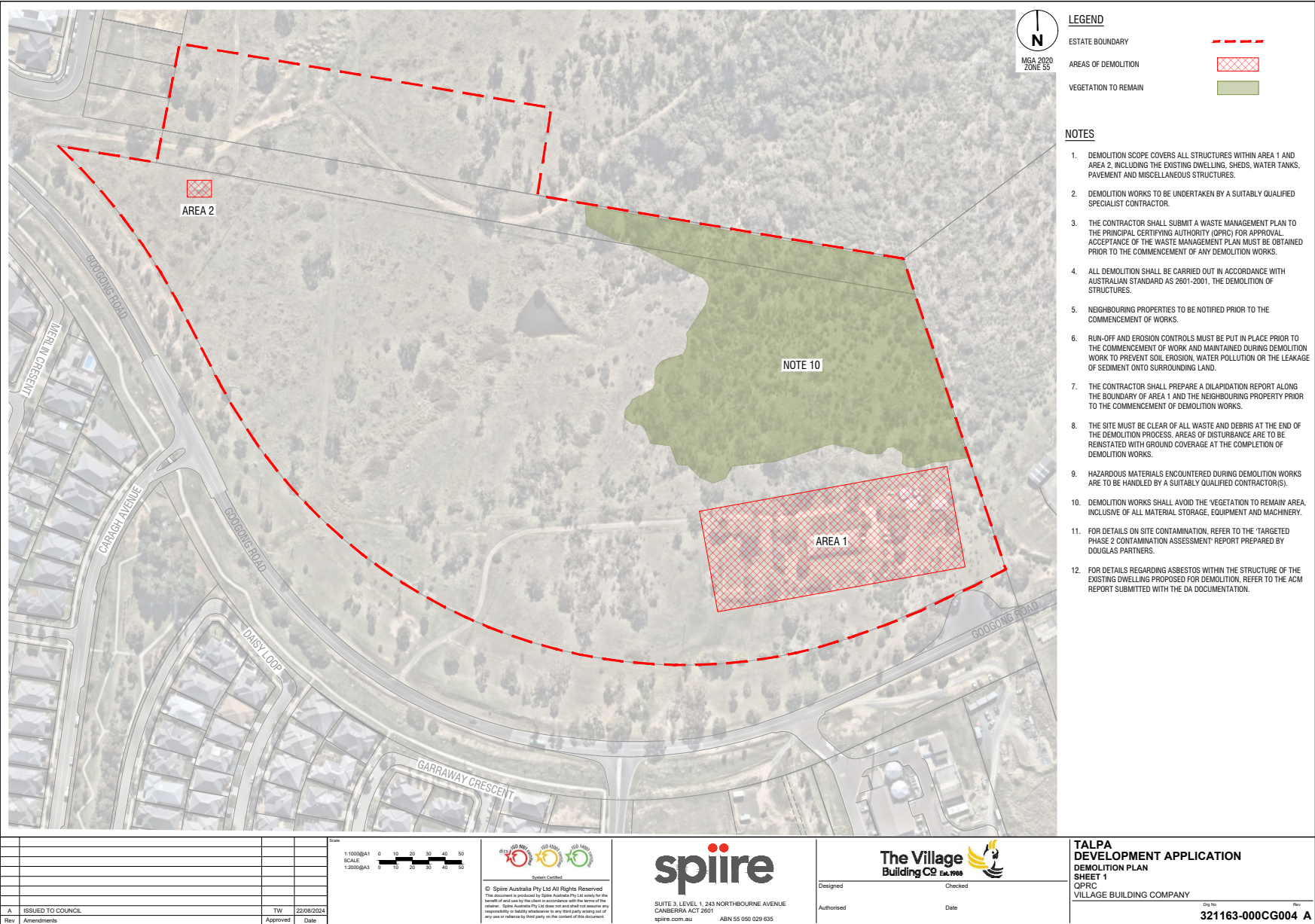




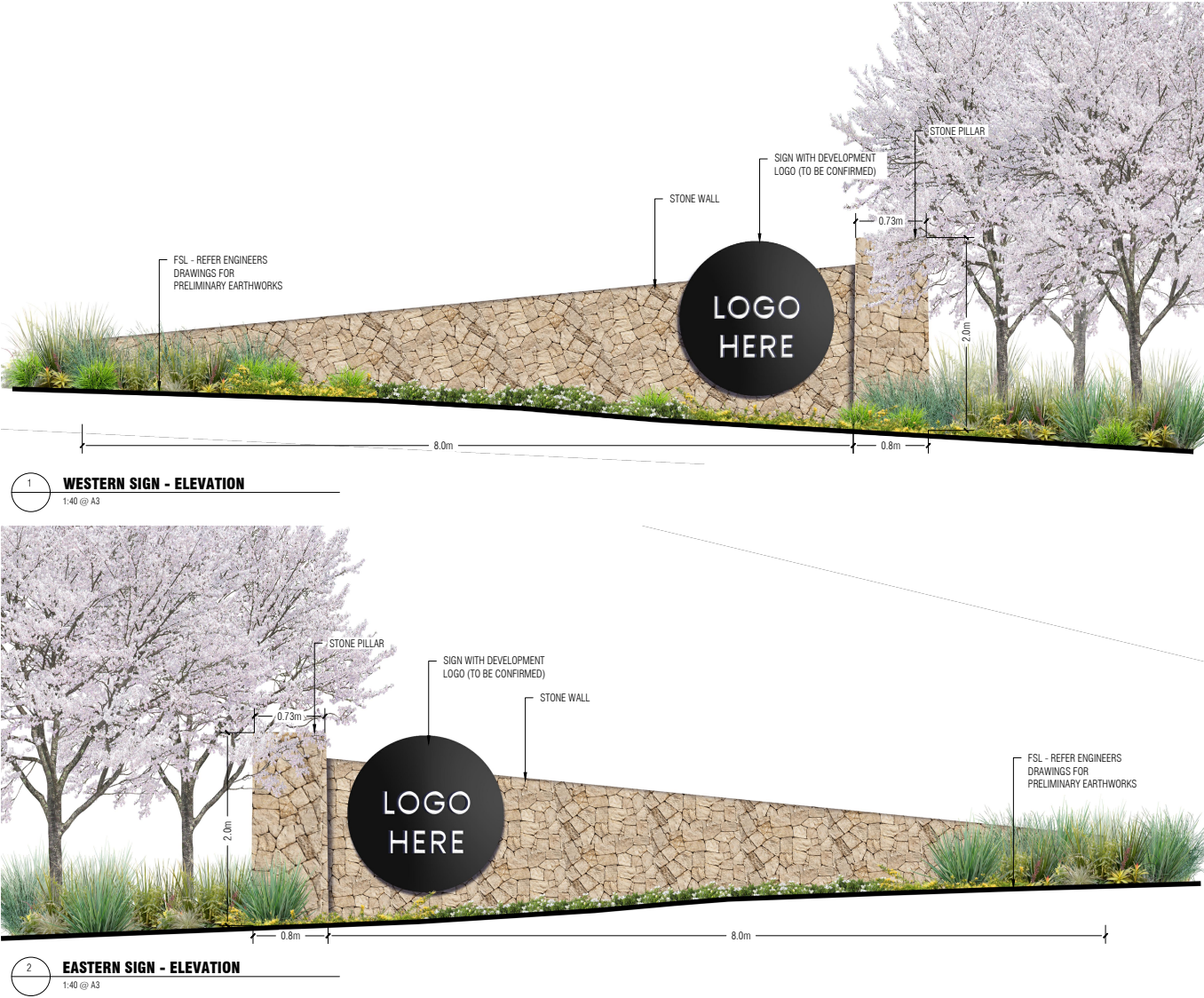












INDICATIVE IMAGERY  
PROPOSED ENTRY FEATURE - PRECEDENT IMAGE



PROPOSED MATERIALS  
Stone wall - warm / muted colours



Black powdercoat sign  
Branding TBC

Proposed low planting to  
roundabout and signage



ENTRY FEATURE NOTES:  
1 - All images are indicative - detailed design to be confirmed during Subdivision Works Certificate.  
2 - Entry features to be implemented in accordance with Section 5.9 of the Googong DCP - Parts 4 and 5.  
3 - All proposed plantings within entry road sight triangles and the roundabout to be low-growing species, maintained at a maximum height of 800mm.

GENERAL NOTE: These drawings have been prepared in accordance with relevant Queensland Palerang Regional Council standards and guidelines, unless indicated otherwise.

NOT FOR CONSTRUCTION

SCALE AS SHOWN					CLIENT		ENTRY FEATURE CONCEPT		PROJECT		
REV	DESCRIPTION	DATE	DWN	CHK	 The Village Building Co est.1988	 Place Logic  Urban Design   Landscape Architecture	 www.placelogic.com.au ABN 25 619 179 743	23-473 TALPA	Lot 2, DP826105 & Lot 333, DP706066	ISSUE FOR APPROVAL	L202
A	FOR REVIEW	08.11.2023	HS	AJ							
B	FOR APPROVAL	17.11.2023	HS	AJ							

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Place Logic acknowledges that the drawings are the property of the client and are not to be used for any other purpose without the client's written consent. We accept no responsibility for any errors or omissions in the drawings or for any consequences arising from their use.