Comprehensive Development Control Plan 2012

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Part 1  About this Development Control Plan (DCP)

1.1  Introduction

The Queanbeyan Local Environmental Plan 2012 (QLEP 2012) was gazetted on 23 November 2012. It provides the statutory framework for land use management in Queanbeyan. This DCP was prepared in accordance with the requirements of the Environmental Planning and Assessment Act 1979 (the Act) and the Environmental Planning and Assessment Regulations 2000 (the Regulations).

This DCP was prepared to support the provisions of QLEP 2012 and to provide a clear and concise structured set of DCP guidelines to replace the large group of DCP’s that previously existed. The guidelines and development standards contained in this DCP outline an acceptable solution to development form and location. However Council may consider variations to the guidelines should alternative acceptable solutions be proposed.

Where variations are proposed a written request needs to satisfy clause 4.6 (3) of Queanbeyan Local Environmental Plan 2012. The onus is on the applicant to demonstrate by plans and written submissions that the design principles and/or relevant objectives will not be compromised by such a variation. Innovation and creativity in satisfying the design principles is encouraged. Each application will be assessed on its merits having regard to the relevant legislation. Developments that can not substantiate the variations will result in a request for redesign to comply with the provisions of this DCP.

1.2  Purpose of this DCP

The purpose of this development control plan is to provide detailed provisions relating to matters of environmental planning significance for Queanbeyan to be taken into consideration by Queanbeyan City Council when exercising its environmental assessment and planning functions under the Environmental Planning and Assessment Act 1979.

The DCP:

1. Expands upon the aims, objectives and other provisions of the Queanbeyan Local Environmental Plan 2012.
2. Provides detailed criteria for the assessment of development applications.
3. Repeals and replaces former development control plans made under the previous Queanbeyan Local Environmental Plan 1998 and Yarrowlumia Local Environmental Plan 2002.
4. Consolidates and condenses the contents of the previously existing development control plans within a single document.
5. Identifies certain development as advertised development and notification requirements in accordance with section 74C(c) of the Environmental Planning and Assessment Act 1979.

1.3  Statutory Context

1.3.1  Title

This plan is called Queanbeyan Development Control Plan 2012 (QDCP 2012).
1.3.2 Status

The DCP is:
1. A development control plan prepared under section 74 of the Environmental Planning and Assessment Act 1979.
2. A policy of the Council that is required to be available under Schedule 1 of the Government Information (Public Access) Regulation 2009.

1.3.3 Relevant Local Environmental Plan

This DCP supplements the provisions of the Queanbeyan Local Environmental Plan 2012.

1.3.4 Relationship with any Environmental Planning Instrument (EPI)

The DCP generally conforms to the provisions of the Queanbeyan Local Environmental Plan 2012. This includes particular provisions which are noted in the relevant parts throughout the DCP. However in all cases development application also needs to comply with the relevant provision of Queanbeyan Local Environmental Plan 2012.

In the event of any inconsistency between this DCP and the QLEP 2012 or other EPI including a State Environmental Planning Policy (SEPP) then the QLEP 2012 or the other EPI will prevail to the extent of the inconsistency.

1.3.5 Relationship to Other Plans, Policies and the Like

Council currently has a number of policies in relation to varying aspects of undertaking developments in Queanbeyan. The policies should be reviewed to ensure that the proposed development is consistent with the aims and objectives of the policy. For example, Council’s Outdoor Dining Policy. All policies can be reviewed on Council’s website at http://www.qcc.nsw.gov.au/Publications/Policies.

There are also a number of information sheets that may be relevant and so should be referred to when undertaking development. These can be found at: http://www.qcc.nsw.gov.au/Building-and-Planning/Information-Sheet

In addition, parts of this DCP also rely on various publications which provide technical assistance. These are under separate cover and include Australian Standards, National, State or regional guidelines and the like.

1.3.6 Commencement

The DCP commences on 21 November 2012

**Note:** The DCP was approved by the Council on 12 November 2012, and commenced on 21 November 2012.
1.3.7 Previous Development Control Plans

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<td>Golf Links Estate, Golden Gardens Development &amp; Extension of Ellerton Business Park</td>
</tr>
<tr>
<td>32</td>
<td>Industrial Development</td>
</tr>
<tr>
<td>34</td>
<td>Kingsway Estate</td>
</tr>
<tr>
<td>38</td>
<td>Subdivision Policy Part A and Parts B1 and B2</td>
</tr>
<tr>
<td>39</td>
<td>North Lochiel Street</td>
</tr>
<tr>
<td>41</td>
<td>Soil, Water and Vegetation Management Plans</td>
</tr>
<tr>
<td>42</td>
<td>Landscape Policy</td>
</tr>
<tr>
<td>43</td>
<td>Guidelines for the Design and Siting of Development – Commercial/Tourist Development, cnr. Lanyon Drive, McCrae Street &amp; Furlong Road</td>
</tr>
<tr>
<td>44</td>
<td>Binowee Estate</td>
</tr>
<tr>
<td>46</td>
<td>Multi-Dwelling Housing</td>
</tr>
<tr>
<td>47</td>
<td>Interim Code for the Regulation of Brothels and Restricted Premises</td>
</tr>
<tr>
<td>48</td>
<td>Guidelines for Subdivision and Building in Bushfire Prone Areas</td>
</tr>
<tr>
<td>50</td>
<td>Advertised Development and Public Notification</td>
</tr>
<tr>
<td>51</td>
<td>Dodsworth</td>
</tr>
<tr>
<td>52</td>
<td>Safe Design Guidelines for the City of Queanbeyan</td>
</tr>
<tr>
<td>53</td>
<td>Queanbeyan Central Business District</td>
</tr>
<tr>
<td>54</td>
<td>Kensington Gardens</td>
</tr>
<tr>
<td>55</td>
<td>Contaminated Land Management</td>
</tr>
<tr>
<td>56</td>
<td>Residential Flat Buildings</td>
</tr>
<tr>
<td>57</td>
<td>Old Brickworks Estate Queanbeyan East</td>
</tr>
</tbody>
</table>

1.3.8 Where the DCP Applies

This DCP applies to all land within the City of Queanbeyan where Queanbeyan Local Environmental Plan 2012 applies excluding land release areas which have their own DCP, such as Googong.
1.4 How the DCP Applies To Development

1.4.1 Development that Needs Consent

This DCP applies to all development that may only be carried out with development consent.

1.4.2 Development That Does Not Need Consent

It is the intention of Council to also take the provisions of this DCP into account when determining activities under Part 5 of the Environmental Planning and Assessment Act 1979.

Council similarly recommends that other public authorities should take this DCP into account when determining activities under Part 5 of the Environmental Planning and Assessment Act 1979.

1.4.3 Variation to this DCP

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

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

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

1.5 Contents of the DCP

1.5.1 DCP Structure

This DCP is divided into 4 Sections as follows:

Section A – Preliminary

Part 1 About This DCP - Outlines the purpose, principal aims, statutory context, background and contents of this entire DCP.

Section B – Development Provisions

Part 2 Development Provisions – All Zones provides detailed objectives, and requirements relating to various development control elements for all development applications made under Queanbeyan Local Environmental Plan 2012. These elements include: car parking; access and servicing; contaminated land management; flood planning; landscaping; soil, water and vegetation management; environmental management; bush fire hazard reduction; safe designs; subdivisions; height of buildings; airspace operations; and development in areas subject to airport noise.

Part 3 Development Provisions – Residential Zones provides detailed objectives, and requirements relating to various development control elements for certain forms of
residential development and specific design requirements for specific locations within residential zones under *Queanbeyan Local Environmental Plan 2012*. This part contains three sub parts relating to:

- single dwelling houses;
- secondary dwellings and dual occupancies;
- multi dwelling housing and residential flat buildings respectively.

**Part 4 Development Provisions – Heritage and Conservation** provides detailed objectives, and requirements relating to separate development control elements for all development applications made under *Queanbeyan Local Environmental Plan 2012* within Heritage and Conservation areas and on heritage sites listed in Schedule 5 Environmental Heritage of *Queanbeyan Local Environmental Plan 2012*.

**Part 5 Development Provisions – Local Area Provisions** provides detailed objectives, and requirements relating to separate development control elements for development applications made under *Queanbeyan Local Environmental Plan 2012* within specified Local Areas.

**Part 6 Development Provisions – Rural and Environment Living Zones** provides detailed objectives, and requirements relating to various development control elements for all development applications made under *Queanbeyan Local Environmental Plan 2012* on land within Rural Landscape and Environmental Living Zones.

**Part 7 CBD and Other Business Zones** – provides detailed objectives, and requirements relating to development control elements for all development applications made under *Queanbeyan Local Environmental Plan 2012* within the Central Business District and other land zoned Business.

**Part 8 Development Provisions – Industrial Zones** provides detailed objectives, and requirements relating to development control elements for all development applications made under *Queanbeyan Local Environmental Plan 2012* within Industrial Zones.

### 1.6 How to use this Development Control Plan

The following steps provide a guide for using this plan:

1) Check the zone and land use table within the *Queanbeyan Local Environmental Plan 2012*. This DCP applies to all development permissible with consent.

2) Check the proposal in terms of compliance with Part 2 of this plan. These provisions apply to all zones of the *Queanbeyan Local Environmental Plan 2012*.

3) Check the proposal in terms of Parts 3 and 4 (if applicable).

4) Assess the proposal in terms of Part 5 - Local Area Provisions.

5) If the proposed development is located within the Central Business District, another Business Zone or an Industrial Zone – check the development in terms of Part 7 or 8 (whichever is relevant).
1.7 Information required for a Development Application

1.7.1 Development Application Form

All development applications must be accompanied by a completed application form and the following. In addition the information in clause 1.7.2 must also be supplied.

1) Owners Consent
   a) The consent of all owners of the property must be lodged with the development application. If the owner is a company or owners corporation, the Managing Director must sign on behalf of the Company.
   b) A fax copy followed up by an original owner’s consent is acceptable. Council has an owner’s authorisation form for this purpose. It can be found by following this link on Council’s Development and Approval Forms webpage.

2) Development Application Fees
   a) All relevant fees must be paid within seven days of lodgement of the development application. A tax invoice will be provided to you upon acceptance of your Development Application.

3) Disclosure of Political Donations and Gifts Statement to Council
   a) The reference on the development application form referring to ‘Disclosure of Political Donations and Gifts Statement to Council’ is to be completed by ALL applicants and owners. Please refer to Council’s website –

1.7.2 Information Required for the Lodgement of a Development Application

The following plans and details are required with the lodgement of any development application:

1) Site Plans – (three copies plus three reduced A4 copies for notification purposes).
2) Architectural Plans – (three copies plus three reduced A4 copies (except floor plans) for notification purposes).
   a) Floor Plan (existing and proposed).
   b) Elevations, including angle of roof pitch and height of ridges.
   c) Section views.
   d) Schedule of external colours and materials.
   e) Finished floor levels.
   f) Proposed finished levels of the land.
3) Contour Plan – contour plan signed by a registered surveyor for new building work on vacant land.
4) Stormwater/Drainage Details
5) Statement of Environmental Effects – A Statement of Environmental Effects (SEE) is the written documentation which outlines the specifics of the development. For most types of developments Council has a standard proforma. These can be accessed on http://www.qcc.nsw.gov.au/Building-and-Planning/Development-and-Approval-Forms In certain circumstances the development may require more specific consideration and a written statement must be prepared. These must at minimum include:
   a) Description of the site including a property description.
   b) Description of the proposed development including all proposed works.
   c) Details of compliance with the relevant environmental planning instruments i.e. Queanbeyan Local Environmental Plan 2012.
d) Describe how the development controls have been achieved or provide written justification to vary any development standard contained in the DCP.

e) Details of how the development satisfies the provisions of Section 79C of the Environmental Planning and Assessment Act 1979.

6) Driveway – Provide a driveway long section on your plans where there is a one metre or more level difference between the garage and front boundary.

7) BASIX – Attach a current BASIX Certificate and show the commitments on the plans where required. More information can be obtained from the website – www.basix.nsw.gov.au.

8) Shadow Diagrams – To be provided for development with two or more storeys for 9.00am, 12 noon and 3.00pm on 21 June.

1.7.3 Supplementary Information which may be Required with Your Development Application

The following reports may be required depending on the nature of the proposed use, and the site. Advice can be provided at pre-lodgement stage as to which of the following are required with the application:

a) Traffic Report.

b) Parking Assessment.


d) Archaeological Report.

e) Flood Study.

f) Landscape Plan.

g) Flora and Fauna.

h) Geotechnical Report (including non-potable water capability study)

i) Preliminary Land Contamination Report.


m) Bushfire Assessment.

n) Detailed kitchen design for commercial kitchens

o) Environmental Management Plan

p) Environmental Impact Statement

q) Details of proposed signage, including colours, elevations, locations, size and dimensions.

r) Model and Photo Montage – The best way to convey information to members of the public who are unfamiliar with reading plans is by way of a model or photo montage. In addition a photo montage indicates how the new building will sit within the existing streetscape. For proposals where SEPP 65 – Design Quality of Residential Flat Buildings applies, a model is required and two photo montages indicating:

i) How the building will appear in the immediate streetscape.

ii) How the building will appear from a more distant vantage point (approximately 500m away).

1.7.3 Site Analysis Plan

A site analysis plan may also be required and should contain the following information:

A site analysis plan demonstrates a good understanding of the site and its surround. A site analysis puts the site in its context for both the design and evaluation of the proposal. A site analysis plan forms the basis for the Statement of Environmental Effects in providing...
Queanbeyan Development Control Plan 2012

evidence that the options investigated have resulted in the optimum use, rather than the maximum use of the site.

The extent of the information required will be dependent on the type and scale of the proposed development. Additional information may also be required for specific sites where there are particular opportunities and constraints caused by the characteristics of the site itself or the surrounding area.

The site analysis may be presented in a number of ways, depending on which method best presents site characteristics, e.g. a notated plan at a suitable scale or in text form with graphics and photographs. The site analysis will identify the opportunities and constraints of a particular site and the relevant surrounding area. There also needs to be an explanatory statement.

The explanatory statement must explain how the proposed development has responded to the Site Analysis.

Information required for a site analysis: (Address where necessary and appropriate)

Site survey
Plan information
  a) (scale 1:100 or 1:200),
  b) north point,
  c) name and qualification of person preparing site analysis

Existing site features
  a) location and use of buildings,
  b) structures showing those to be retained and removed,
  c) location and heights of walls and fences,
  d) Shaded areas from structures, trees, etc,
  e) archaeological and heritage sites,
  f) easements and rights of way and restrictions

Services
  a) overhead and underground utility services

Use of adjacent land and its features landform
  a) topography,
  b) contours at 1 metre intervals and spot levels,
  c) natural features,
  d) orientation of site

Soils (forming the basis of a Soil, Water and Vegetation Management Plan),
  a) depth of topsoil and subsoil,
  b) pH,
  c) condition (fertility, compacted, cut or filled),
  d) potential erosion problems,
  e) contamination

Plants
a) individual or stands of trees, mass shrub planting with height and spread,
b) condition and names,
c) significance,
d) ground levels,
e) extent of weed infestation,
f) any “endangered ecological community” on the site and nearby,
g) how plants will be removed

Wildlife
a) habitats on the site and nearby,
b) fauna habitat possibilities

Climate
a) direction of summer and winter winds,
b) windbreaks,
c) frost hollows,
d) areas of shade during winter and summer at 9.00am, 12.00 midday and 3.00pm,
e) bushfire threat
f) Water (forming the basis of a Soil, Water and Vegetation Management Plan) sources
of water flowing onto and off the site, quality, drainage patterns,
g) areas of concentrated run-off, ponding, potential flooding
h) adjoining riparian zones

Council controls
a) Zoning, restrictions, setbacks, building envelopes or height restrictions.

1.7.4 Information required for State Environmental Planning Policy No 65 development

Design Quality of Residential Flat Development – For residential flat buildings of three or more storeys and four or more self contained dwellings, a development application must be accompanied by design verification from a qualified designer being a statement in which the qualified designer verifies:

1) That he or she has designed or directed the design of the residential flat development;
2) That the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development are achieved for the residential flat development; and
3) An explanation of the design in terms of the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development.

Note: Clause 3 of the Environmental Planning and Assessment Regulation 2000 defines a qualified designer as a person registered as an architect in accordance with Architects Act 2003.

Adaptable Housing - The plans are to show one adaptable dwelling for every 10 dwellings in the development where the number is less than ten dwellings, and not less than five dwellings provision is to be made for at least one adaptable dwelling. A pre and post adaptation plan is to be provided with the Development Application. The plan must be
prepared to demonstrate that there are no structural changes required to the building to enable adaptation. The plan must comply with AS4299.

If you have any questions please consult with Council’s planning staff from the Sustainability and Better Living Division in regard to the above.

1.7.5 Construction Certificate

If you choose to use Council to issue the Construction Certificate you need to submit a completed Construction Certificate application form and three copies of plans, including structural engineering plans signed by a Practising Structural Engineer.

Before submitting your development application to Council, please ensure the required information is provided at the time of lodgement. Failure to provide all information and attach the relevant supporting documents will cause unnecessary delays in the initial lodgement and ensuing assessment processes and may lead to rejection of the development application.

1.8 Public Notification of a Development Application

Before considering an application for development, Council will advertise the proposal in accordance with the following:

1.8.1 Notification and Advertising of Applications and Notification Period

<table>
<thead>
<tr>
<th>Type of Development</th>
<th>Advertised Development under the Act</th>
<th>Notice in Local Newspaper</th>
<th>Notice to Adjoining Owners</th>
<th>Notification Submission Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complying Development</td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
<td>N/A</td>
</tr>
<tr>
<td>All residential encroachments within front building setback</td>
<td>NO</td>
<td>NO</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Brothels</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Change of existing use “Existing Use Rights”</td>
<td>NO</td>
<td>NO</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Child Care Centres</td>
<td>NO</td>
<td>YES</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Commercial/Industrial development where a wall on the boundary will impact on adjoining windows/ openings on the same boundary</td>
<td>NO</td>
<td>NO</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Designated Development</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>30 days</td>
</tr>
<tr>
<td>Development involving a local Heritage Item</td>
<td>NO</td>
<td>NO</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Type of Development</td>
<td>Advertised Development under the Act</td>
<td>Notice in Local Newspaper</td>
<td>Notice to Adjoining Owners</td>
<td>Notification Submission Period</td>
</tr>
<tr>
<td>----------------------------------------------------------</td>
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</tr>
<tr>
<td>Development in a Heritage Conservation Area</td>
<td>NO</td>
<td>NO</td>
<td>YES</td>
<td>14 days</td>
</tr>
</tbody>
</table>
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<table>
<thead>
<tr>
<th>Type of Development</th>
<th>Advertised Development under the Act</th>
<th>Notice in Local Newspaper</th>
<th>Notice to Adjoining Owners</th>
<th>Notification Submission Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development involving State significant Heritage Item (Integrated Development)</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>30 days</td>
</tr>
<tr>
<td>Development within the vicinity of a Heritage Item</td>
<td>NO</td>
<td>NO</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Development where, in the opinion of Council, it would be in the public interest to notify the application</td>
<td>NO</td>
<td>YES</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Development in a residential zone involving more than one metre of excavation and occurring within 900mm of a side or rear boundary</td>
<td>NO</td>
<td>NO</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Dwelling Houses Two (2) storey (excluding Complying Development and dwellings in rural zones with significant separation distance in the opinion of Council to neighbouring properties)</td>
<td>NO</td>
<td>NO</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Dual Occupancy development</td>
<td>NO</td>
<td>NO</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Earthworks - major earthworks and land forming operations</td>
<td>NO</td>
<td>YES</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Education Establishment</td>
<td>NO</td>
<td>YES</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Fences over 1.2m in height within front building setback</td>
<td>NO</td>
<td>NO</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Fences over 1.8m on the side and rear boundaries</td>
<td>NO</td>
<td>NO</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Second Storey Dwelling Additions/Balconies or</td>
<td>NO</td>
<td>NO</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Type of Development</td>
<td>Advertised Development under the Act</td>
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</tr>
<tr>
<td>----------------------------------------------------------------------------------</td>
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<td>----------------------------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>Development involving State significant Heritage Item (Integrated Development)</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>30 days</td>
</tr>
<tr>
<td>High Level Balconies above 1.2m height</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home Activities/Home Industries</td>
<td>NO</td>
<td>YES</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Hospitals</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Industries in zones 1(a), 1 (c) or 1 (d) Yarrowlumla Local Environmental Plan 2002 (other than rural industries in 1 (a) zone)</td>
<td>NO</td>
<td>NO</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Integrated Development</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>30 days</td>
</tr>
<tr>
<td>Livestock – Intensive livestock keeping establishments (not Designated Development)</td>
<td>NO</td>
<td>YES</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Major industrial and commercial developments that are generally not in keeping with the established scale and character of surrounding development</td>
<td>NO</td>
<td>YES</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Modifications</td>
<td>Refer to cause 1.8.5 of this DCP</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi dwelling Housing (excluding dual occupancy)</td>
<td>NO</td>
<td>YES</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Non-residential use in residential zone</td>
<td>NO</td>
<td>YES</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Place of Worship in Residential Zone</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Place of Assembly in Residential Zone</td>
<td>NO</td>
<td>YES</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Restricted Premises</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>14 days</td>
</tr>
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</table>
### Queanbeyan Development Control Plan 2012

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<tbody>
<tr>
<td>Development involving State significant Heritage Item (Integrated Development)</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>30 days</td>
</tr>
<tr>
<td>Secondary Dwelling (where consent is required)</td>
<td>NO</td>
<td>NO</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>State Environmental Planning Policy (Seniors Living)</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Subdivision of land – excluding strata title subdivisions and boundary adjustments</td>
<td>NO</td>
<td>NO</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Telecommunication Facilities. High impact (i.e. tower)</td>
<td>NO</td>
<td>YES</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Variation to Building Envelope</td>
<td>NO</td>
<td>NO</td>
<td>YES</td>
<td>14 days</td>
</tr>
<tr>
<td>Zero lot line wall – any dwelling or garage/shed wall on the boundary or within 900mm of the boundary</td>
<td>NO</td>
<td>NO</td>
<td>YES</td>
<td>14 days</td>
</tr>
</tbody>
</table>

#### 1.8.2 Notification on Council’s Website

In addition to the method of notification and advertising above, notice will be given on Council’s website – [www.qcc.nsw.gov.au](http://www.qcc.nsw.gov.au) for the duration of the submission period.

#### 1.8.3 Notice in Newspaper

Notice will be by advertisement in a local newspaper which is circulated through the majority of Queanbeyan City.

#### 1.8.4 Notifying an Amendment to a Development Application Prior to Determination

An applicant may amend a development application at any time prior to the determination of the application. In these instances if the original development application was notified or advertised Council will, prior to Council’s determination of the development application, re-notify or re-advertise:

1. Those persons previously notified of the original development application.
2. Those persons who made submissions to the original development application.
3. Any other property owners who, in the opinion of Council, may be affected by the amended development application.
The notification and advertising period for an amended development application is the same as the original notification.

If in the opinion of Council the amendments are minor, or will result in no additional impacts the amendments will not require advertisement or notification.

**1.8.5 Notification Requirements for Modifications**

Section 96 of the *Environmental Planning and Assessment Act, 1979* identifies three types of modifications to an application which has been given development consent:

1) **Minor modifications** Section 96(1) of the *Environmental Planning and Assessment Act 1979*. Council may, on application being made to it, modify development consent to correct a minor error, misdescription or miscalculation. There are no public advertising or notification requirements for minor modifications.

2) **Modifications of minimal environmental impact** Section 96(1A) of the *Environmental Planning and Assessment Act 1979*. Council may, on application being made to it, modify development consent where the changes are of minor environmental impact. Where Council receives an application for modification of ‘minimal environmental impact’, Council retains the discretion to dispense with public advertising or notification. This discretion applies in circumstances where Council is of the opinion that the modification will have no impact upon adjoining property owners, or no additional impact upon those persons previously notified at the time the development application was originally lodged.

3) **Other modifications** Section 96(2) of the *Environmental Planning and Assessment Act 1979*. Council may, on application being made to it, modify a development consent if:
   a) It is satisfied that the development to which the consent as modified relates is substantially the same development; and
   b) It has consulted with the relevant Minister, public authority or approval body in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted and there has not within 21 days after consultation, been any objection to the modification; and
   c) It has notified the application in accordance with the regulations; and
   d) It has considered any submissions made concerning the proposed modification within the prescribed period.

Where Council receives an application for ‘other modifications’ and the application complies with the matters listed above, the advertising and/or notification requirements are the same as for the original application as if the provisions of this Plan applied to it. There is no shortened advertising or notification process for application for ‘other modifications’ to development consents.

However, in circumstances where Council is of the opinion that the modification will have no impact upon adjoining property owners or the general community, or no additional impact upon those persons previously notified at the time the development application was originally lodged, Council retains the discretion to dispense with advertising or notifying the modification.

**1.8.6 Persons to be Notified by Letter**

If required a letter of notification advising of the development application must be forwarded to:
1) Such persons as appear to the Council to own or occupy the land adjoining the land (including opposite) to which the development application relates;

2) Such public authorities (other than relevant concurrence authorities or approval authorities) as, in the opinion of the Council, may have an interest in the determination of the application; and

3) Such other persons as appear to the Council to own or occupy land, the use or enjoyment of which, in the Council’s opinion, may be detrimentally affected if the development is carried out.

A letter of notification of the public advertising or notification of a development application to the owner of adjoining or potentially affected land will be posted to the address of the owner recorded in Council’s rates register. Occupiers of the land on which the development is taking place are not affected persons for the purpose of notification.

1.8.7 Notification Area

Council will decide the notification area for applications having regard to the nature of the proposed development and the surrounding environment. However, the minimum notification area for all applications will include all properties sharing a common boundary with the subject property, separated from it only by a pathway, driveway or similar thoroughfare and opposite to the development proposal.

Figure 1 Adjoining Land - Minimum Notification Area

1.8.8 Notification to the Owners

Where land is a parcel created under the Community Land Development Act 1989 or Strata Title Act 1973 or Strata Titles (Leasehold) Act 1986, a written notice to the governing association as well as individual owners within the scheme will be undertaken.

Where more than one person is listed as the owner of the land a written notice to one of the owners is taken to be a notice to the owner.
Those notified are invited to comment within the notifying/advertising period. In making any decision, Council will take into account matters raised in any submissions received. During the advertising period interested parties are invited to come and view the plans to provide relevant comments on the proposal. The minimum period of time for submissions is shown below.

1.8.9 **Deadline for Council to Receive Submissions**

Submissions relating to a notified or advertised application must be lodged with Council by 4.30pm on the final day of the notification period.

Receipt of written submissions will be acknowledged in writing by Council.

1.8.10 **Extension of Notification Period**

For notified and advertised applications lodged between mid December and mid January or where the size, nature, potential impact, or public interest of the development warrants, the notification period will be extended by an additional seven days (e.g. a normal 14 day notification period will be extended to 21 days etc.).

Please contact the Sustainability and Better Living Division for further information regarding extended notification periods.

1.8.11 **Late Submissions**

Late submissions will only be accepted at Council’s discretion.

1.8.12 **Submissions to be made Public Documents**

The substance of written submissions will be included in development application reports compiled by Council as required by Section 79C of the *Environmental Planning and Assessment Act 1979*. These will become public documents and in the case of applications referred to a Council meeting, the name and address of the person making the submission will be part of the information included in Council’s Business Paper.

1.8.13 **Consideration of Submissions**

Council must consider all submissions made before it determines an application.

The applicant will be advised of the terms of any objection if requested. The applicant, by appointment is entitled to read all submissions received. An applicant will be encouraged to resolve differences with the objector prior to Council’s determination of the application.

1.8.14 **Determination Process Where Submissions are Lodged**

Where a development application has been publicly advertised or notified and one or more written submissions, by way of objection have been received, the determination of the application will follow the process below:

1) The assessing officer will review the submissions to determine the validity of the concerns raised. Where the development satisfies Council’s LEP and DCP’s and the concerns raised are not deemed to be valid or are unsound or are of a nature that can be remedied through a condition of consent or the applicant has agreed to modify the development plans the development application will be determined under Delegated Authority of Council by an Authorised Officer.
2) Where in the opinion of the assessing officer significant valid concerns have been identified and where such concerns are unable to be resolved by staff or the applicant is unwilling to modify the development to overcome such concerns the application will be reported to a Council meeting for determination.

3) The applicant and each person who lodged a submission will be notified (by letter) of the date and time of the Council meeting and be advised of their right to attend and make representations to Council during question time.

4) Prior to the meeting an inspection of the property may be arranged by Council staff inviting applicants and submitters to address Councillors and Council staff.

5) Any presentation to Council, whether by an applicant or submitter shall be carried out in accordance with Council’s Code of Meeting Practice.

1.8.15 Notification of Council’s Determination

Council will notify each person who made a submission in respect of Council’s determination of the application including a copy of that determination notice.
Queanbeyan Development Control Plan 2012

Part 2

All Zones

<table>
<thead>
<tr>
<th>Adopted by Council:</th>
<th>12/12/2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resolution number:</td>
<td>PDR 103/12</td>
</tr>
<tr>
<td>Reference number:</td>
<td>SF070454</td>
</tr>
<tr>
<td>Notification:</td>
<td>21/12/2012</td>
</tr>
</tbody>
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Part 2  All Zones

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2.12.4. Airport Noise

2.13. Preservation of Trees and Vegetation
2.13.1. Introduction
2.13.2. Relationship to Other Plans, Council Policies and the Like
2.13.3. Objectives and Controls
2.1. Introduction

2.1.1. Purpose of This Part

This part of the DCP outlines the requirements for development in all zones. It covers the requirements for:
1) Parking
2) Contaminated Land Management
3) Flood Management
4) Landscaping
5) Soil, Water and Vegetation Management Plans
6) Bushfire Management
7) Crime Prevention Through Environmental Design
8) Subdivision
9) Tree and Vegetation Preservation

2.1.2. Objectives

1) To provide controls on general matters that do not relate to a specific zone or type of development
2) To maintain and improve the amenity of Queanbeyan

2.1.3. Relationship to other Plans

The following LEP clauses apply to this part:
4.3 Height of buildings
5.9 Preservation of Trees or vegetation
5.11 Bush fire hazard reduction
7.4 Earthworks
7.5 Flood Planning
7.6 Airspace Operations
7.7 Development in areas subject to aircraft noise

Various State Environmental Planning Policies, Australian Standards, Council Information Sheets also apply to this part, which are explained in further detail in the section to which they apply.
2.2. Car Parking

2.2.1. Introduction

This part of the development control plan outlines requirements for the provision of car parking and service delivery facilities. The controls apply to all development in the Queanbeyan Local Government Area previously regulated through DCP 1: Car Parking Policy, with the exception of the area covered by the Queanbeyan Local Environmental Plan (Googong) 2009.

2.2.2. Objectives for Car Parking

1) Car parking is to be provided on-site which will cater for the increased demand brought about by the development of the site.
2) Adequate car parking for people with disabilities.
3) The provision of car parking which is functional, safe and attractive.
4) Functional loading and unloading facilities are provided to cater for the development of the site.
5) The construction of car parking areas, service areas and associated areas to be in accordance with good engineering practice.

2.2.3. General Principles

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) To provide general standards for car parking</td>
<td>In determining the car parking requirements for a development proposal the following principles shall be followed:</td>
</tr>
<tr>
<td>2) To maintain the amenity of Queanbeyan by ensuring adequate parking is provided for</td>
<td>a) The minimum standards as set out in this plan.</td>
</tr>
<tr>
<td></td>
<td>b) The likely demand for on site parking to be generated by the development.</td>
</tr>
<tr>
<td></td>
<td>c) The availability of public transport in the vicinity to service the likely demands to be generated by the development.</td>
</tr>
<tr>
<td></td>
<td>d) Traffic volumes on the surrounding street network, including, where relevant, likely future traffic volumes.</td>
</tr>
<tr>
<td></td>
<td>e) The probable mode of transport of the users of the development.</td>
</tr>
<tr>
<td></td>
<td>f) The likely peak usage times of the development.</td>
</tr>
<tr>
<td></td>
<td>g) The provision of alternative private transport arrangements (e.g. courtesy buses to licensed premises at no charge to users).</td>
</tr>
</tbody>
</table>
2.2.4. Variations and Compliance

Objectives

1) To provide alternative options for the provision of car parking where the general standards cannot be met on the site

Controls

a) Onsite parking will be required in accordance with the standards of this plan except where good cause can be shown as to why strict compliance is unnecessary.

b) Compliance with the provisions of this plan will not necessarily constitute sufficient reason for consenting to a development application. Each application must be treated on its individual merits in relation to the general principles and the Heads of Consideration under Section 79C of the Environmental Planning and Assessment Act 1979.

c) For developments incorporating different categories of uses, a separate calculation will be made for each component. Parking needs will be calculated on peak time. However where peak demands for each land use component of the development are staggered, and this can be demonstrated to the satisfaction of Council, a reduction in the total number of spaces required may be accepted.

d) Requests for variation must be supported by information and data to substantiate that an alternative standard is appropriate. Except for minor variations, this information should take the form of a Traffic Impact Statement and/or Parking Needs Survey carried out by suitably qualified consultants.

2.2.5. Existing Premises (Replaced or Remodelled)

Objectives

1) To provide circumstances where additional parking may be required when replacing or remodelling existing premises

Controls

a) Where an existing building is to be remodelled or replaced by a new building which has a floor area not exceeding the floor area of the existing lawfully used building and no change of use is proposed, no
Objectives

1) To ensure the appropriate number of car spaces is provided for the development type
2) To ensure the appropriate design of

Controls

a) Car parking is to be provided for all development in accordance with Table 1. An assessment will be
Objectives

car parking spaces and areas

Controls

undertaken of development types that are not explicitly listed

b) In finalising the parking numbers required the total number is to be rounded up to the next whole number.

c) In addition to providing the number of required car parking spaces as detailed in Table 1, all car parking shall be designed in accordance with the Australian Standard AS 2890 Parking Facilities.

d) All car parking shall include the provision of car parking for delivery and service vehicles in accordance with Australian Standard AS 2890.2-2002 and car parking for persons with disabilities in accordance with the Australian Standard AS 2890.

Table 1: Required Car Parking

<table>
<thead>
<tr>
<th>Land use</th>
<th>Parking Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shops and commercial uses</td>
<td></td>
</tr>
<tr>
<td>Bulky goods premises</td>
<td>2 – 4 per 100 m² of GFA.</td>
</tr>
<tr>
<td>Commercial premises</td>
<td>Within in the CBD – 1 space per 60m² of GFA.</td>
</tr>
<tr>
<td></td>
<td>Outside of the CBD – 1 space per 60m² of GFA.</td>
</tr>
<tr>
<td>Food and drink premises (not including takeaway Food and drink premises)</td>
<td>Whichever is the greater of: 15 spaces per 100m² GFA of restaurant, or 1 space per 3 seats.</td>
</tr>
<tr>
<td>Funeral Home</td>
<td>4 spaces per 100m² of GFA plus 1 per 4 seats (chapel).</td>
</tr>
<tr>
<td>Office premises</td>
<td>1 space per 60m² &lt; 120m²</td>
</tr>
<tr>
<td></td>
<td>1 space per 40m² (120m² to 1000m²)</td>
</tr>
<tr>
<td></td>
<td>1 space per 20m² &gt;1000m²</td>
</tr>
<tr>
<td>Retail premises</td>
<td>1 space per 60m² &lt; 120m²</td>
</tr>
<tr>
<td></td>
<td>1 space per 40m² (120m² to 1000m²)</td>
</tr>
<tr>
<td></td>
<td>1 space per 20m² &gt;1000m²</td>
</tr>
<tr>
<td>Shop</td>
<td>Within in the CBD – 1 space per 60m² of GFA.</td>
</tr>
<tr>
<td></td>
<td>Outside of the CBD – 1 space per 60m² of GFA.</td>
</tr>
<tr>
<td>Land use</td>
<td>Parking Requirement</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Service stations</strong></td>
<td>Requirements are additive: 6 spaces per work bay, 5 spaces per 100m² of GFA (if restaurant is present, then greater of: 15 spaces per 100m² of GFA, or 1 space per 3 seats).</td>
</tr>
<tr>
<td><strong>Take-away food and drink premises</strong></td>
<td>Within in the CBD – 1 space per 60m² of GFA.</td>
</tr>
<tr>
<td></td>
<td>Outside of the CBD – Developments with on-site seating: 12 spaces per 100m² of GFA.</td>
</tr>
<tr>
<td></td>
<td>Developments with on-site seating: 12 spaces per 100m² of GFA plus greater of – 1 space per 5 seats (internal and external), or 1 space per 2 seats (internal).</td>
</tr>
<tr>
<td></td>
<td>Developments with on-site seating and drive through facilities: 1 space per 2 seats (internal), or 1 space per 3 seats (internal and external) plus queuing area for 5 to 12 cars.</td>
</tr>
<tr>
<td><strong>Industrial uses</strong></td>
<td></td>
</tr>
<tr>
<td><strong>General industry, light industry and warehouse or distribution centre</strong></td>
<td>1.3 spaces per 100m² of GFA.</td>
</tr>
<tr>
<td></td>
<td>1 space per 60m² of GFA for office space ancillary to the development.</td>
</tr>
<tr>
<td><strong>Landscaping material supplies</strong></td>
<td>2 spaces per 100m² of GFA.</td>
</tr>
<tr>
<td><strong>Transport depots</strong></td>
<td>Assess on a needs basis.</td>
</tr>
<tr>
<td><strong>Vehicle body repair workshops</strong></td>
<td>Whichever is the greater of: 2 spaces per 100m² of GFA, or 3 spaces per work bay.</td>
</tr>
<tr>
<td><strong>Vehicle body repair stations</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Vehicle sales and hire premises</strong></td>
<td>0.75 spaces per 100m² site area plus 6 spaces per work bay (for vehicle servicing facilities).</td>
</tr>
<tr>
<td><strong>Community</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Child Care Centres</strong></td>
<td>Within in the CBD – 1 space per 60m² of GFA.</td>
</tr>
<tr>
<td></td>
<td>Outside the CBD – 1 space for every 4 children in attendance.</td>
</tr>
<tr>
<td><strong>Educational Establishment</strong></td>
<td>Pre-school, Primary School and Secondary School – 1 space per each full time employee plus one space for persons with disabilities plus an additional 10% of the total for visitors.</td>
</tr>
<tr>
<td></td>
<td>Tertiary Institutions – 0.6 spaces per full time student plus 0.2 per part time student.</td>
</tr>
<tr>
<td><strong>Recreation and Entertainment</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Entertainment facilities, Places of public Worship</strong></td>
<td>Within in the CBD – 1 space per 60m² of GFA.</td>
</tr>
<tr>
<td></td>
<td>Outside of the CBD – whichever is the greater of: 1 space per 20m² of GFA, or 1 space per 10 seats.</td>
</tr>
<tr>
<td></td>
<td>For halls and places of worship on the same or adjoining land, car parking needs to be provided only for the church or the hall, whichever is the greater.</td>
</tr>
</tbody>
</table>

Section B - Part 2
<table>
<thead>
<tr>
<th>Land use</th>
<th>Parking Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreation facility (indoor)</td>
<td>Within in the CBD – 1 space per 60m² of GFA.</td>
</tr>
<tr>
<td>Recreation facility (outdoor)</td>
<td>Outside the CBD:</td>
</tr>
<tr>
<td></td>
<td>- squash courts – 3 spaces per court</td>
</tr>
<tr>
<td></td>
<td>- tennis courts – 3 spaces per court</td>
</tr>
<tr>
<td></td>
<td>- bowling alleys – 3 spaces per alley</td>
</tr>
<tr>
<td></td>
<td>- bowling greens – 30 spaces for first greens plus 15 for each additional green</td>
</tr>
<tr>
<td></td>
<td>- gymnasium – 4.5 spaces per 100m² of GFA (minimum).</td>
</tr>
<tr>
<td>Recreation area</td>
<td>Within in the CBD – 1 space per 60m² of GFA.</td>
</tr>
<tr>
<td>Registered Clubs</td>
<td>Within in the CBD – 1 space per 60m² of GFA.</td>
</tr>
<tr>
<td></td>
<td>Outside the CBD – whichever is the greater of: Comparisons with similar clubs, or 1 space per 3.5m² of licensed gross floor area, plus 1 space per 40m² of office floor area.</td>
</tr>
<tr>
<td>Medical</td>
<td></td>
</tr>
<tr>
<td>Health services facility</td>
<td>10 spaces per 100 m² of GFA.</td>
</tr>
<tr>
<td></td>
<td>Within in the CBD – 1 space per 60m² of GFA.</td>
</tr>
<tr>
<td></td>
<td>Outside the CBD – 1 space per 60m² of GFA.</td>
</tr>
<tr>
<td>Hospitals</td>
<td>2.5 spaces per bed.</td>
</tr>
<tr>
<td>Residential Care Facility</td>
<td>1 per 4 beds.</td>
</tr>
<tr>
<td>Residential and Accommodation</td>
<td></td>
</tr>
<tr>
<td>Boarding houses</td>
<td>1 space for each room (to be located behind the building line).</td>
</tr>
<tr>
<td>Boarding Houses and Group Homes</td>
<td>1 space per 3 bedrooms plus 1 space per Resident/Manager.</td>
</tr>
<tr>
<td>Caravan parks</td>
<td>1 space per caravan site next to caravan site.</td>
</tr>
<tr>
<td>Dual Occupancy</td>
<td>1 space where the dwelling has 1 bedroom &lt;60m²</td>
</tr>
<tr>
<td></td>
<td>2 spaces where the dwelling has 2 or more bedrooms</td>
</tr>
<tr>
<td></td>
<td>Visitor Parking: 1 space per dwelling may be provided by stacked parking maintaining adequate driveway manoeuvring or by parking across two spaces provided for the one dwelling</td>
</tr>
<tr>
<td>Dwelling house</td>
<td>2 spaces per dwelling (to be located behind the building line).</td>
</tr>
<tr>
<td>Hotel or motel accommodation</td>
<td>Within in the CBD – 1 space per 60m² of GFA.</td>
</tr>
<tr>
<td></td>
<td>Outside the CBD – whichever is the greater of: Comparisons with similar clubs, or 1 space per 3.5m² of licensed gross floor area.</td>
</tr>
<tr>
<td>Land use</td>
<td>Parking Requirement</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| Multi-dwelling housing and residential flat buildings and shop top housing | 1 space per 1 bedroom and with a Gross Floor Area (GFA) of not more than 60m$^2$ of GFA  
2 spaces per dwelling for all other dwellings up to 4 bedrooms  
Visitor Parking: 1 space per 4 dwellings                                                                                                                                 |
| Seniors Housing (in form of self contained Dwellings) as per SEPP (Housing for Seniors or people with a disability) 2004 | Refer to the SEPP (Housing for Seniors or people with a disability) 2004                                                                                                                                               |
| Tourist and visitor accommodation (excluding hotel or motel accommodation), hostel | 1 space per 3 beds.                                                                                                                                                                                                     |
| Other                                                                   |                                                                                                                                                                                                                      |
| Sex services premises                                                   | 2 spaces per room used for the conduct of acts of prostitution plus a space for each full time staff member not involved in prostitution.                                                                                 |
| Restricted premises                                                     | 1 space per 40m$^2$ of GFA.                                                                                                                                                                                             |

Table 2 Car Parking for Persons with Disabilities

<table>
<thead>
<tr>
<th>Type of facility</th>
<th>Recommended number of disabled spaces</th>
</tr>
</thead>
</table>
| Convenience stores and all types of Shops                 | Whichever is the greater of:  
1 or 1-2 %                                                                                           |
| A shopping area with or without commercial premises       |                                                                                                      |
| (banks, credit unions, restaurants offices), or an office area. Includes strip shopping centres or CBD areas, shopping complexes, community, recreation venues and the like |                                                                                                      |
| Transport depots                                          | Whichever is the greater of:  
1 or 1-3 %                                                                                           |
| Railway stations, bus/rail or tram/rail interchanges       |                                                                                                      |
| Community                                                 | Whichever is the greater of:  
1 or 2-3 % (see Note 1)                                                                                   |
| Civic centres, town halls, community centres, senior citizens' clubs, health care |                                                                                                      |
| Recreational facilities                                   |                                                                                                      |
| Leisure centres, gymnasiums, swimming pools, parks, gardens, foreshore, sporting venues |                                                                                                      |
| Educational Establishments                                | Whichever is the greater of:  
1 or 2-3 % (see Note 2)                                                                                   |
| Schools                                                   |                                                                                                      |
| Tertiary institutions                                     | Whichever is the greater of:  
1 or 2 % (see Note 2)                                                                                   |
| Entertainment facilities                                  |                                                                                                      |
|                                                                 | Whichever is the greater of:                                                                                                                                 |

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### Type of facility

<table>
<thead>
<tr>
<th>Type of facility</th>
<th>Recommended number of disabled spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Theatres, libraries, art galleries, sports centres, entertainment centres</td>
<td>1 or 3-4 % (see Note 1)</td>
</tr>
<tr>
<td>Medical Hospitals</td>
<td>Whichever is the greater of: 1 or 3-4 % 3 % (see Note 3)</td>
</tr>
<tr>
<td>Medical centres (including community health centres, radiology clinics, rehabilitation units)</td>
<td></td>
</tr>
<tr>
<td>Post office Usually combined with retail/commercial</td>
<td>See Note 1</td>
</tr>
<tr>
<td>Place of worship Individual churches or religious centres</td>
<td>See Note 3</td>
</tr>
<tr>
<td>Residential Dual Occupancy Multi Dwelling Housing Residential Flat Building Shop Top Housing</td>
<td>Parking provision shall be provided at a rate of not less than one disabled space per disability unit in accordance with Australian Standard 2890.1 and Part D3.5 of the Building of Australia (BCA), either located in a basement having provision of lift access to the disabled unit or otherwise located on ground level</td>
</tr>
</tbody>
</table>

### Notes:

1) Where a facility of this type is located in a retail/commercial area, at least one space should be located next to that facility to maximise convenience for users of the parking space.

2) For all schools, TAFE, CAE or other institutions with limited parking facilities, disabled spaces should be provided on request where justified. Two percent can be taken as a general guide. This would usually be appropriate to tertiary institutions with large car parks.

3) To be provided as needed in consultation with management of centre or church.

### 2.2.7. Design of Service Vehicle Areas

#### Objectives

1) To ensure service vehicle areas are appropriately designed for the vehicles using the area

#### Controls

a) Service vehicle areas are to be designed in accordance with the principles and requirements of the Australian Standards - Parking Facilities (AS2890 Series).

b) In relation to service vehicle dimensions, these are to be designed to cater for the largest vehicle servicing the site in accordance with AS/NZS 2890.2:2002 Off-street commercial vehicles facilities. Service vehicle areas for commercial and industrial type development are to be designed so that vehicles using them can enter and leave the site in a forward direction. Service vehicle
Queanbeyan Development Control Plan 2012

2.2.8. Accessways Associated with Car Parking Areas

This section deals with the geometric design aspects of access requirements to developments, internal roads and parking areas within developments. Parking areas include tenant/customer car parking, public car parks, service delivery vehicles manoeuvring and parking, bicycle parking and bus and coach parking.

Council has adopted the Road and Maritime Services (RMS, formerly RTA Roads and Traffic Authority) Guide to Traffic Generating Developments Version 2.2 (2002) as its standard. The guide references relevant Australian standards for parking facilities. Parts of these standards relevant to this topic are:

- AS 2890.1 – 2004 Off-street car parking
- AS 2890.2 – 2002 Off-street commercial vehicles facilities
- AS 2890.3 – 1993 Bicycle parking facilities
- AS 2890.5 – 1993 On-street parking
- AS 2890.6 – 2009 Off-street parking for people with disabilities

Applicants are advised to obtain copies of the relevant Australian Standards to be used in conjunction with these guidelines.

2.2.8.1. Access Requirements

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) To ensure appropriate access to developments and car parking facilities</td>
<td>a) All developments require access from the frontage road to car parking and service facilities. While in some instances access driveways may be sufficient some developments will require a higher standard of traffic control, such as a controlled intersection via a dedicated public roadway, auxiliary lanes and/or right turn bays to maintain efficiency and safety. Refer to Section 6 of the RMS Guide to Traffic Generating Developments</td>
</tr>
</tbody>
</table>

Objectives: controls areas are to be generally provided on-site. Only in exceptional cases will Council consider alternative arrangements.

c) Additional delivery and service vehicle parking is required at the rate of 1 per 700m² of GFA or part thereof.
2.2.8.2. Safety Considerations

Objectives

1) Public safety is the main consideration when planning the location of access to a development. The location of access depends on the type of frontage road, sight distance, intersections, and potential conflicts.

Controls

a) Direct access across the boundary with a major road is to be avoided wherever possible. For the purpose of this DCP major roads include:

i) Bungendore Road
ii) Canberra Avenue
iii) Cooma Street
iv) Crawford Street (Monaro Street to Uriarra Road only)
v) Edwin Land Parkway
vi) Ellerton Drive
vii) Farrer Place
viii) Monaro Street
ix) Tharwa Road
x) Uriarra Road
xi) Yass Road
xii) Old Cooma Road
xiii) Captains Flat Road
xiv) Kings Highway
xv) Burra Road
xvi) Lanyon Drive
xvii) Lowe Street (Monaro Street to Cooma Street only)
xviii) Tompsitt Drive
xix) Southbar Road (Donald Road to Lanyon Drive only)

All other roads are minor.

b) Auxiliary lanes, (deceleration and acceleration lanes) in certain circumstances, may need to be provided to minimise conflicts between entering/leaving traffic and fast moving through traffic. In many cases, right turn movements into a site may need to be banned, unless an exclusive right turn bay is provided.
2.2.8.3. Sight Distance

Objectives
1) Access driveways need to be located so as to obtain maximum sight distance.
2) It is necessary that any vehicle entering or leaving the driveway is visible to approaching vehicles and pedestrians.

Controls
a) Ideally, the sight distance required is that which enables the driver of a vehicle waiting to leave a driveway to select a gap in the through traffic and to join the street without causing a major disruption. This is the desirable sight distance (Entering Sight Distance).
b) Driveways are to comply with AS/NZS 2890.1 - 2004: Off-street car parking.

2.2.8.4. Proximity to Intersections

Objectives
1) Access must be provided a safe distance from intersections to ensure the safety of all road users.

Controls
a) Refer to AS/NZS 2890: Off-street car parking for requirements on the positioning of driveways near intersections.

2.2.8.5. Addressing Potential Conflicts

Objectives
1) Potential conflicts associated with driveways are often proportional to the traffic generating potential of the development which they serve.

Controls
a) Where possible, avoid positioning driveways with high traffic volumes in the following locations:
   i) on major roads
   ii) close to intersections
   iii) opposite other developments generating a large amount of traffic (unless separated by a median)
   iv) where there is a heavy and constant pedestrian movement along the footpath
   v) where right turning traffic entering the facility may obstruct through traffic
b) where traffic using the driveways interferes with or blocks the operations of bus stops, taxi ranks, loading zones or pedestrian crossings.
2.2.9. Design of Access Driveways

2.2.9.1. General Design Principles

Objectives

1) These general design principles are to be followed when planning access driveways for developments to avoid adverse impacts on users of the access driveways and the road:

   a) position the entrance at the first vehicular driveway from the adjacent kerbside lane
   b) avoid reversing movements into or out of public streets (except in the case of individual dwelling houses)
   c) avoid arrangements which may result in on-street queuing
   d) promote the use of physical pedestrian barriers to discourage motorists from parking on the opposite side of the development and crossing the road to get to the site
   e) position each driveway so that it is clear of all obstructions, eg. poles, trees, which may prevent drivers from having a timely view of pedestrians
   f) design each driveway so that it is relatively level within 6 metres of the site boundary or any pedestrian way; the recommended maximum grade is 5%
   g) signpost each driveway with appropriate entry, exit and keep left signs.

Controls

2.2.9.2. Selection of Driveway Types

Objectives

1) When selecting a driveway for a particular development, consider the following factors: type of land use, frontage road type, size of the parking facility, type of vehicles likely to enter the development

2) The NSW RMS has adopted seven types of access driveways - type 1 to 5 for cars (or light vehicles) and types 6 and 7 for heavy vehicles. Types 1 to 5 driveways are the same as those adopted in AS 2890.

Controls

a) Applicants are referred to Section 6 of the RMS Guide to Traffic Generating Developments Version 2.2 for the design requirements for access driveways.

b) Refer to Table 6.1 of the RMS guide for entry and exit driveway widths, and separation between the two where applicable.

c) Refer to Table 6.2 for type of driveways to serve certain numbers of parking spaces.

d) Council will specify the difference in
2.2.9.3. Splays and Kerb Returns

Objectives

1) The main advantages of using splays are: minimising driveway widths, which in turn reduces pedestrian risk; reducing driveway vehicle speed; and facilitating the needs of the disabled.

2) A principal design objective is that vehicles are able to turn into the kerbside lane from the driveway and vice versa.

Controls

a) The use of kerb returns rather than splays is not supported and will only be considered in exceptional circumstances.

b) Consider the following points when choosing splays for driveways:

i) type of frontage road

ii) volume of traffic

iii) nature of the adjacent land use

iv) volume of pedestrians crossing the driveway

c) It is necessary in the instances where vehicles turn into the kerbside lane that all vehicles are able to complete turning manoeuvres without crossing the road centre line.

d) For further information in regard to the use of splays and kerb returns refer to Section 6.2.2 of the RMS1995 Guide to Traffic Generating Developments Version 2.2.
2.2.9.4. Acceleration and Deceleration Lanes

Objectives

1) The design of access to a development from a high speed or high volume road, should avoid hazardous diverging or merging manoeuvres to occur on the through traffic lanes.

2) Particular attention must be paid to safe pedestrian movement in any design.

Controls

a) The construction of auxiliary speed-change lanes is an appropriate method to control slowing and merging manoeuvres.

b) Deceleration and acceleration lanes are often provided as respective entry and exit points to high traffic generators. These measures are often implemented in areas where developments adjoin isolated sections of high speed rural roads.

c) If pedestrian volumes on the footpath adjacent to the driveway are heavy, the design must minimise vehicle speeds at the point of conflict with pedestrians and ensure that adequate visibility is provided.

2.2.9.5. Right Turn Bays

Objectives

1) To ensure the safety of all road users by determining when circumstances require a right turn bay for vehicles

Controls

a) Right turn bays for vehicle movement into proposed developments should be provided on major roads where the conflict between the right turn volume and any opposing major road traffic, may cause a substantial traffic delay or present danger. Refer to the Austroads publication Guide to Traffic Engineering Practice, Part 5 - Intersections at Grade (1988) for further design details.
2.2.10. Design of Internal Roads associated with Car Parking Areas

**Objectives**

1) To ensure internal roads are designed to appropriately allow for traffic, both vehicle and pedestrian, to move around the development safely

**Controls**

a) All internal roads (or access roadways) should be designed for low speed environments. Generally vehicular speeds should be less than 30km/h, but where heavy pedestrian use is expected, design speeds should be 10km/h.

b) For internal roads (or circulation roadways as defined in AS/NZS 2890.1 - 2004) between the driveway and parking area, the recommended minimum carriageway width is 5.5 metres for two way traffic. However where the circumstances of a development justifies it a greater minimum width is likely to be required.

With complex developments, particularly where shared use of the side roads by cars and service vehicles is anticipated, the design should be determined from a study of the site traffic generation and vehicle characteristics.

2.2.11. Traffic Control Within Developments

**Objectives**

1) To ensure the safety of all users of internal roads within developments through the provision of controls and calming devices

**Controls**

a) Internal roads etc within developments function as public streets and normal road traffic rules apply. Hence these roads are to be managed to minimise conflicts and maximise safety. For more details on this aspect refer to the Australian Standard AS 1742.11 – 1999 Manual of Uniform Traffic Control Devices, Part 1 Parking Controls.
2.2.12. Parking Area Design

Objectives

1) To ensure parking areas are designed in accordance with the relevant standard.

Controls

a) Cars and service vehicles, as well as other vehicles (e.g., Buses and bicycles) should be accommodated by on-site or off-street parking provision in close proximity to the development. On-street parking or loading/truck zones do not meet these requirements.

b) The design of these areas and tenant/customer parking areas is to conform to the relevant Australian Standards - Parking Facilities (AS/NZ 2890 series).

c) For more detailed design guidelines applicants are referred to the RMS 1995 Guide to Traffic Generating Developments Version 2.2.

2.2.13. Construction of Car Parking Areas

Objectives

1) To ensure car parking areas meet relevant engineering standards.

Controls

a) All car parking areas are to be:

i) Suitably paved with concrete, hotmix, bitumen or paving blocks and shall be retained between suitable permanent concrete kerbing. The selected pavement should be constructed to engineering specifications for the particular materials to be used.

ii) Line marked into bays and sign posted as such in a reasonable permanent manner.

iii) Suitably drained. Where driveways or car parking areas fall towards the street alignment, stormwater runoff is to be trapped at the property boundary by means of a grated drain and pipe to Council’s street gutter or stormwater system.

iv) Landscaping shall be provided in all car parking areas.
2.2.14. Service Vehicle Areas

2.2.14.1. General Design Principles

Objectives

1) The principles of design for service vehicle areas are similar to those for car parking areas with the exception that consideration must be given to the larger sizes of service vehicles and the types of goods being loaded/unloaded. However, it is not possible to specify dimensions which may be suitable for all service vehicles, because of the range of vehicles used in this respect. A service area may have to be designed to meet certain requirements which are peculiar to the vehicles or to the operations to be performed within the service area.

Controls

a) The following design principles, however, are generally applicable to all service vehicle areas:
   i) the layout of the service area should be designed to facilitate operations relevant to the development and to thus discourage on-street loading and unloading
   ii) service area should be a physically defined location which is not used for other purposes, such as the storage of goods and equipment
   iii) separation of service vehicle and car movements should be a design objective, although such an arrangement may not always be feasible
   iv) all vehicles are to enter and leave a site in a forward direction
   v) internal circulation roadways should be adequate for the largest vehicle anticipated to use the site.

b) In the case of existing buildings being redeveloped, it may not be possible for all the design principles to be met. However, every effort must be made to ensure that public safety is not compromised in any way.

2.2.14.2. Dimensions of Service Areas

Objectives

1) To ensure provision of service bays in parking design.

Controls

a) The service vehicle area shall have dimensions to accommodate safely a range of service vehicle types, as specified in the table below. Please note this list is not exhaustive
   b) The dimensions of a service bay will depend on the vehicle to be accommodated. Generally, the
Objectives

2.2.14.3. Service Vehicle Maneuuvring Areas

1) To ensure maneuvering areas meet the required standard.

Controls

a) Maneuvering areas must comply with the Australian Standard 2890.2-2002 Off-street Commercial Vehicle Facilities should be used for the design of maneuvering of service vehicles appropriate to particular developments. This standard also provides design templates for typical commercial and industrial situations.

c) The service vehicle area shall have dimensions to accommodate safely a range of service vehicle types, as specified in Table 2.1 of AS 2890.2:2002.

d) For maximum height trucks, a bay height of 5,000mm is recommended where access to the top of the load is required. Bay height should be clear of sprinkler systems, air ducts and other protuberances.

e) The heights of the loading platform in the service bay and of the service bay itself will vary with vehicle type and loading/unloading methods. The dimensions in Table 4.1 of AS 2890.2:2002 are a minimum guide to be complied with.

2.2.15. Bus and Coach Parking

Objectives

1) To ensure provision of bus and coach parking.

Controls

a) Table 6.7 of the RMS 1995 Guide to Traffic Generating Developments Version 2.2. must be complied with when providing parking for buses and coaches.
2.2.16. Pedestrians and Cyclists

**Objectives**

1) In the design of driveways, internal roads and parking areas every attempt must be made to resolve conflict with pedestrians.

**Controls**

a) Land uses in the Central Business District often generate heavy pedestrian traffic, including general pedestrian traffic across car parking areas. Where driveways are located for entry into underground parking areas, consideration should be given to diverting pedestrians around the entry and exit driveways. Often the organisation of appropriate landscaping at the conflict point of pedestrians and vehicles eradicates this problem.

b) Consideration should also be given to diverting cyclists around the entry and exit driveways.

c) Consideration of the use within developments of shared traffic zones, low speed limit signs and traffic calming devices that cater for pedestrians should be given to improve safety of pedestrians.

2.2.17. Bicycle Parking

**Objectives**

1) To ensure provision of Bicycle Parking facilities in accordance with the relevant standard.

**Controls**

a) Each development is to provide appropriate bicycle parking facilities either on-site or close to the development.

b) The Australian Standards AS 2890.3 - 1993 - Bicycle Parking Facilities must be complied with. This standard also provides information on the design of bicycle parking facilities.
2.3 Environmental Management

2.3.1 Introduction

This part of the development control plan relates to energy efficiency requirements of buildings, water use and conservation, solar impacts and waste management. The controls apply to all development in the Queanbeyan LGA.

2.3.2 Objectives

To satisfy the aims and zoning objectives of the Queanbeyan Local Environmental Plan 2012 controls in this section aim to:
1) Facilitate the development of building design excellence appropriate to a regional city.
2) Ensure environmental impacts of new development are managed in a sustainable and economical way.
3) Ensure a healthy environment.
4) Provide an adequate and renewable supply of resources.
5) Ensure application, where appropriate, of the BASIX or Building Code of Australia energy efficiency provisions.

2.3.3 Energy Efficiency and Conservation

Objectives

The ability of development to optimise thermal performance, thermal comfort and day lighting will contribute to the energy efficiency of the building, provide increased amenity to occupants and reduce greenhouse emissions and, with them, the cost of supplying energy.

1) To reduce the necessity for mechanical heating and cooling.
2) To minimise greenhouse gas emissions.
3) To use natural climatic advantages of cooling summer breezes, and exposure to unobstructed winter sun.

Residential

- a) New dwellings, alterations and additions to dwellings, and change of uses to create a dwelling, are to demonstrate compliance with State Environmental Planning Policy Building Sustainability Index: BASIX) 2004.

Non-Residential

- b) Compliance with Section J of the National Construction Code

2.3.4 Water Conservation

Objectives

1) New development will be required to implement water saving measures to ensure efficient best practice management of water resources.
2) New development design can

Controls

- a) New dwellings, or developments which contain a residential component within a mixed use building or serviced apartments intended or capable of being strata
Section B - Part 2

Queanbeyan Development Control Plan 2012

Objectives

Contribute to environmental sustainability by integrating measures for improved water quality, efficiency of use and utilisation of alternate water supplies by integrating water use efficiency and water collection into a building.

3) To reduce per capita mains consumption of potable water.
4) To harvest rainwater for use and reduce urban stormwater runoff.
5) To reduce wastewater discharge.
6) To reuse wastewater where appropriate.
7) To safeguard the environment by improving the quality of water runoff and to mimic pre development flows where appropriate.
8) To ensure infrastructure design is complementary to current and future water use.

titled, are to demonstrate compliance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

b) Each dwelling shall be provided with an individual water meter.

2.3.5 Waste and Recycling

Objectives

The minimisation of waste from development can reduce impacts on the public domain, contribute to the amenity of the building and limit the potential harmful impacts to the environment. Waste management refers to all stages of development from construction and use through to demolition and the ongoing generation of waste. It also includes the way in which waste is accessed, stored and collected.

1) To minimise waste generation and disposal to landfill with careful source separation, reuse and recycling.
2) To minimise the generation of waste through design, material selection, building and best waste management practices.
3) To plan for the types, amount and disposal of waste to be generated during demolition, excavation and

Controls

Non Residential Development

a) Development applications for all non-residential development must be accompanied by a waste management plan that addresses:
   i) Best practice recycling and reuse of construction and demolition materials.
   ii) Use of sustainable building materials that can be reused or recycled at the end of their life.
   iii) Handling methods and location of waste storage areas such that handling and storage has no negative impact on the streetscape, building presentation or amenity of occupants and pedestrians.
   iv) Storage areas need to be of sufficient size to store and provide
Objectives

construction of the development as well as the ongoing generation of waste.

4) To ensure efficient storage and collection of waste and quality design of facilities.

Note:
Designers should be careful to ensure that heights to storage areas are not limited if bins are required to be collected by overhead lift vehicles.

Controls

access to bins capable of dealing with the types and quantities of waste for the development. For example, a small shop or office may be able to be serviced by Council’s normal 240L kerbside collection service. At the opposite extreme a supermarket may require space for a paper/cardboard compactor and storage of bales produced, multiple overhead lift bulk containers and other containers for recyclables.

v) Storage areas for commercial premises which have larger quantities of putrescible waste e.g. food premises or supermarkets need to be provided with wash down facilities connected to sewer. These storage areas need to be roofed to prevent ingress of stormwater to the sewerage system.

vi) Procedures for the ongoing sustainable management of green waste; garbage and recyclables including glass, metals and paper; including access, estimated volumes; required bin capacity and onsite storage requirements.

Residential Development

a) All residential development is to provide for storage of waste bins on site in an area of sufficient size to accommodate waste generated by the development in accordance with the following tables:

<table>
<thead>
<tr>
<th>Type of Waste</th>
<th>Quantity per dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Waste</td>
<td>140L for individual service or 240L if shared service</td>
</tr>
</tbody>
</table>
Objectives | Controls
--- | ---
Recycling | 240 litres/fortnight/unit if individually used. Weekly collection if on a shared service
Green Waste | 240 litres/fortnight or a communal waste bin of sufficient capacity to accept waste from any landscaped areas.

b) The storage area must accommodate the number of individual mobile bins required or accommodate sufficient larger bulk bins with the following minimum dimensions:

<table>
<thead>
<tr>
<th>Bin Type</th>
<th>Length (metres)</th>
<th>Width (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mobile bin (240 litres)</td>
<td>0.75m x No of bins</td>
<td>2.75m (Single Row)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3.5m (double row)</td>
</tr>
<tr>
<td>Bulk bins (e.g. 1200 litres)</td>
<td>1.45m x No of bins</td>
<td>1.45 x No of bins + 1m corridor space</td>
</tr>
</tbody>
</table>

c) Storage bays shall be constructed as follows:
   i) Wall height shall be a minimum of 1200mm.
   ii) Where bays are informal and covered, floors shall be a minimum 100mm reinforced
Objectives

- Concrete graded to drain to the outside.
- The opening to the storage area shall be a minimum of 2000mm wide and where practical located so that it does not open directly onto the street.
- The opening shall be provided with a gate or roller style door. In larger developments a personal access door may also be required to allow occupiers ease of access to the storage area.
- A paved path 2000mm wide with a grade of no less than 1:14 shall be provided from the opening to the driveway or other paved area leading to the kerbside.
- For a single row of bins the minimum internal width of the storage area shall be 2750mm. For a double row of bins (along each side of the enclosure) the minimum width is 3500mm.
- An area 600mm wide x 750mm deep shall be provided for each MGB.
- Provision shall be made for 1 x 240L MGB (red lid garbage) for every two units AND 1 x 240L MGB (yellow lid bin) for every two units.
- Roofed storage areas are generally discouraged except where overlooking is likely to occur from balconies above. Roofed storage areas shall be provided with ventilation panels in external walls.
- A graded wash down point connected to the sewer is permitted in the floor of roofed storage areas.
- It is recommended that a lay by be constructed as close as possible to the waste storage area to allow residents leaving
the premises to park briefly to utilise the storage area.

d) The storage area must be located in a position which is:
   i. Visibly unobtrusive from the street and compatible with the design of the main building.
   ii. Easily accessible to dwelling occupants.
   iii. Accessible to waste collection vehicles and operators (or adequately managed by the Body Corporate to permit relocation of bins to an approved collection point within 6m of the block where serviced by Council’s contractor).
   iv. Does not adjoin private open space, windows or clothes drying areas.
   v. Is separated from any waste storage area provided for commercial activities which may also form part of the development.

e) Provision is to be made to allow collection of the waste either directly from the waste storage area or by transfer to a waste collection point. The collection point will be:
   i. Where street frontage and Workcover requirements permit by placement of mobile bins in line at the kerbside, or
   ii. On site. Council may request written confirmation from a reputable waste contractor that the storage area and access to it are capable of being serviced by modern waste collection vehicles. Designers should be careful to ensure that heights to storage areas are not limited if bins are required to be collected by overhead lift vehicles.

f) Where waste bins are to be transferred to the street for collection,
Objectives

the Body Corporate or a caretaker must be responsible for the movement of bins to their collection point prior to collection and returned on same day of collection.

g) Waste storage area is to be no more than 6m from the front boundary

2.3.6 Noise and Vibration

Objectives

To ensure development provides for effective management of noise and vibration through effective siting, building design, materials and layout, construction and engineering techniques, operational management.

Controls

a) Development should be designed to minimise the potential for offensive noise.

b) Where a proposed development includes an activity which may generate unreasonable noise or which may be affected by an existing noise source, an acoustic study is to be undertaken to establish noise levels and provide a mitigation strategy demonstrating the measures to be taken to effectively mitigate noise.

c) Noise sensitive developments such as dwellings should be designed to reasonably protect the proposed development from noise sources such as arterial roads, entertainment venues and the like.

d) Noise buffering should not be provided by high fences, garages or blank walls to public streets. Where screening by these or similar methods is the only practical solution, the screen should be no greater than 50% of the street frontage. Such screening should have visual interest and retain some surveillance from the building behind the screen's entries, windows or balconies when practical.

e) Where proposed noise sensitive development may be affected by existing noise generators the development should be designed to
Objectives

- Incorporate adequate shielding from those noise sources.

- Entertainment venues, hotels, clubs, cinemas and the like, either licensed or unlicensed, should prepare a plan of management including provisions to:
  - Ensure patrons enter and leave the premises in a quiet and orderly manner whenever the premises are open to the public.
  - Manage noise levels within the premises to prevent an unreasonable effect on the amenity of the locality.

- Commercial and retail developments, or mixed use developments, should have suitably located and designed goods delivery and garbage collection areas, vehicle entry and exits and other noise sources so that amenity of residents both within the development and in nearby buildings is reasonably protected.

- To ensure development is designed so noise and vibration from new businesses, light industrial and leisure/cultural/entertainment venues and other noise generating activities do not unacceptably affect the amenity of nearby residential and other noise or vibration sensitive uses.

- Home based businesses should not generate unreasonable levels of noise beyond their property boundary.
2.4 Contaminated Land Management

2.4.1 Introduction

This part of the development control plan applies to all development and outlines requirements relating to the use and/or development of land that is or may be contaminated. This part should be read in conjunction with the *State Environmental Planning Policy (SEPP) No. 55 – Remediation of Land*, and the *Queanbeyan Local Environmental Plan 2012*, clause 7.4 - Earthworks.

2.4.2 Objectives:

1. Enable Council to more adequately identify record and manage known and potentially contaminated land.
2. Provide direction for Council in the gathering and assessment of information in relation to previous land use activities that may have resulted in contamination.
3. Assist Council in the discharge of its functions and responsibilities in relation to existing and potential land contamination with reasonable care and due diligence to minimise potential risk to both public health and the environment.
4. Inform the community, particularly those interested or involved in the planning and development process, of Council’s procedures relating to existing or potential land contamination.
5. Ensure that all stakeholders are aware of their responsibilities for the ongoing management of contaminated land.

2.4.3 Relationship to Other Plans, Council Policies and the Like

The *State Environmental Planning Policy 55 – Remediation of Land* must be referred to in conjunction with this element.

2.4.4 Duty to Report Contamination

The *Contaminated Land Management Act 1997* requires persons to notify the Environment Protection Authority (EPA) if they become aware that their activities have contaminated land so as to present a significant risk of harm to human health or the environment. Clause 60(3) of the *Contaminated Land Management Act 1997* states that a person is required to notify the EPA if:

i. The substance contaminating the land (the contaminant) or any by-product of the contaminant has entered or will foreseeably enter neighbouring land, the atmosphere, groundwater or surface water

ii. Council’s Decision Making Process(ii) the regulations prescribe for the purposes of this subparagraph, or the guidelines specify, a level of the contaminant or by-product in the neighbouring land, atmosphere, groundwater or surface water,

iii. the level of the contaminant or by-product after that entry is, or will foreseeably be, above the level prescribed or specified and will foreseeably continue to remain above that level.
2.4.5 Council's Decisions Making Process

In determining all rezoning, subdivision and development applications, Council must consider the possibility of land contamination and the implications it has for any proposed or permissible future uses of the land. A list of activities and land uses that could potentially result in contamination are included on Page 42 - Schedule of Potentially Contaminating Activities.

If contamination is, or may be present, the proponent must investigate the site and provide Council with the information it needs to carry out its planning functions (Refer to Figure 2).

Figure 1 Contaminated Land

The appropriate level of investigation will depend on the circumstances and may involve one or more of the following stages:

**Stage 1 – Preliminary Investigation**

The objectives of a preliminary investigation are to:

1. Identify any past or present potentially contaminating activities (Page 42 outlines possible sources in identifying site history),
2. Provide a preliminary assessment of any site contamination, and
3. Provide the basis for more detailed investigation, if required.

A preliminary investigation is not necessary where contamination is not an issue.
Stage 2 – Detailed Investigation
A detailed investigation is only necessary when a preliminary investigation indicates that the land is contaminated, or was, formerly used for a potentially contaminating activity as listed in Appendix 1.

A detailed investigation will also need to be conducted as part of a remediation proposal.

The objectives of a detailed investigation are to:
1) Define the nature, extent and degree of contamination,
2) Assess potential risk posed by contaminants to health and the environment, and
3) Obtain sufficient information for the development of a remedial action plan (RAP), if required.

Stage 3 – Remedial Action Plan (RAP)
The objective of the RAP is to set remediation objectives and document the process to remediate the site.

Stage 4 – Validation and Monitoring
The objective of validation and monitoring is to demonstrate whether the objectives stated in the RAP and any conditions of development consent have been complied with. Consultants should follow the NSW Environmental Protection Authority’s (EPA) guidelines when validating the site.

Note: It should be noted that not every site will require all four stages of investigation. However, the proponent is responsible for engaging a suitably qualified consultant to undertake the contamination investigation. In addition, the proponent is responsible for all costs borne in engaging the consultant and site auditor, where necessary.

2.4.6 Council’s Requirements for Remediation
SEPP No 55 specifies when consent is or is not required for remediation work.

This section defines Category 1 and Category 2 remediation work, and outlines the procedures and site management provisions for remediation work, where applicable.

Note: Council’s provisions for considering site remediation proposals are shown in Figure 2 (see next page)
2.4.7 Category 1 Remediation Work

Development consent is generally only required for remediation work where there is potential for significant environmental impacts from the work. Remediation work, which requires development consent, is known as category 1 remediation work, which is:
1) Designated development, or
2) Carried out or to be carried out on land declared to be a critical habitat, or
3) Likely to have significant effect on a critical habitat or a threatened species, population or ecological community, or
4) Development for which another State Environmental Planning Policy or a Regional Environmental Plan requires development consent, or
5) Carried out or to be carried out in an area or zone to which any classifications to the following effect apply under an environmental planning instrument:
   a) coastal protection,
   b) conservation or heritage conservation,
   c) habitat area, habitat protection area, habitat or wildlife corridor,
   d) environment protection,
   e) escarpment, escarpment protection or escarpment preservation,
   f) floodway,
   g) littoral rainforest,
   h) nature reserve,
   i) scenic or
   j) scenic protection wetland, or
   k) Carried out or to be carried out on any land in a manner that does not comply with a policy made under the contaminated land management guidelines by Council.

SEPP 55 defines Category 1 remediation work as advertised development unless the remediation work is designated development or State significant development.

All Category 1 remediation work must be advertised for 30 days pursuant to section 29A of the Environmental Planning and Assessment Act 1979.

If remedial works constitute Category 1 remediation work, Council may enforce remediation requirements by:
   1) requiring the applicant to amend their current application to include a remediation proposal, or
   2) requiring a new and separate development application for the remediation works before the development application for the use is considered.

2.4.8 Category 2 Remediation Works

Category 2 remediation work is all remediation work that is not Category 1 remediation work.

Clause 16 of SEPP 55 requires that prior notice of Category 2 remediation work must be provided to Council at least 30 days before commencement of works. (Page 42 outlines what must be contained within the notice).

Although consent is not required for Category 2 remediation work, Council will need to be satisfied that the site is suitable for the proposed use when considering any subsequent development applications for the site. It is recommended that comprehensive records be maintained during the remediation and validation works for all sites.
Schedule of Potentially Contaminating Activities

Indicative land uses / activities that have potential to cause contamination:

- acid/alkali plant formulation
- agricultural/horticultural activities
- airports
- asbestos production and disposal
- brewery
- chemicals manufacture and formulation
- defence works
- drum reconditioning works
- dry cleaning establishments
- electrical manufacturing (transformers)
- electroplating and heat treatment premises
- engine works
- explosives industry
- gas works
- iron and steel works
- landfill sites
- metal treatment
- mining and extractive industries
- oil production and storage
- paint formulation and manufacture
- pesticide manufacture and formulation
- power stations
- railway yards
- scrap yards
- service stations
- sheep and cattle dips
- slaughter houses
- smelting and refining
- sugar refinery
- tanning and associated trades
- waste storage and treatment
- wood preservation

This Table is a guide only – A sites contamination status can only be determined after a review of the site history, and if necessary sampling and analysis.


Notice to Council of Council of Category 2 Remediation Works

Clause 16 of SEPP 55 requires that prior notice of category 2 remediation works be provided to Council at least 30 days prior to the commencement of works.

The notice must be in writing and include all of the following:

- Name, address and telephone number of the person who is submitting the notice;
- A description of the remediation work;
- Reasons why it is considered that the work is category 2 remediation work (this should make reference to clauses 9, 14 and (if it applies) 15(1);
Property description and street address of the land on which the work is to be carried out;

A map of the location of the land; and

Dates for the commencement and completion of the work.

In addition to the above information, Council will require the following information to be submitted at least 14 days prior to the commencement of works:

Copies of any Preliminary Investigation, Detailed Investigation and Remedial Action Plan for the subject site.

Contact details for the remediation contractor and party responsible for ensuring compliance of remediation work with all relevant regulatory requirements (if different to remediation contractor).
2.4.9 Remedial Action Plans (RAP)

A RAP shall be prepared for all remediation proposals and shall be submitted to Council with or in conjunction with, a development application for assessment. The RAP may form part of an environmental impact statement if the remediation work is designated development.

The RAP is to be prepared by an appropriately qualified and experienced person. The objectives of a remedial action plan (RAP) are to:

1) Ensure that the site will be suitable for the proposed land use and will pose no unacceptable risk to human health or the environment,
2) Provide details of the selected remedial strategy,
3) Identify all necessary approvals and licenses required from all the relevant regulatory authorities, and
4) Provide details of monitoring to be undertaken both during and after the remedial works.

The RAP shall demonstrate how the risk posed by contamination will be reduced to acceptable levels and achieve the remediation goals. The objectives of the remediation strategy and the clean up criteria recommended shall be clearly stated in the RAP.

2.4.10 Site Management for Category 2 Remediation Works

Council has identified a number of site management provisions for the conduct of Category 2 remediation. These provisions have been formulated to ensure that category 2 remediation work does not adversely impact on the environment or public amenity.

All Category 2 remediation works shall be conducted in accordance with the site management provisions listed below.

The site management provisions apply to all of the Queanbeyan Local Government Area (LGA).

Development applications lodged for Category 1 remediation works should identify any areas of non-compliance with the following site management provisions listed below and identify any alternative site management measures to be implemented.

2.4.10.1 Site Management Measures

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) To ensure site remediation meets relevant environmental standards and protects environment and the amenity of the neighbourhood.</td>
<td>a) All remediation work shall be conducted within the following hours: Monday-Friday 7am to 6pm Saturday 8am to 1pm No work is permitted on Sundays or Public Holidays</td>
</tr>
</tbody>
</table>
Controls

Soil and Water Management

a) All remediation works shall be conducted in accordance with a soil and water management plan.

b) A copy of the plan shall be kept on-site and made available to Council Officers on request.

All erosion and sediment measures must be maintained in a functional condition throughout the remediation works.

Controls

Stockpiles

a) No stockpiles of soil or other materials shall be placed on footpaths or nature strips unless prior Council approval has been obtained.

b) All stockpiles of soil or other materials shall be placed away from drainage lines, gutter or stormwater pits or inlets.

c) All stockpiles of soil or other materials likely to generate dust or odours shall be covered.

d) All stockpiles of contaminated soil shall be stored in a secure area and be covered if remaining more than 24 hours.
**Controls**

**Site Access**

a) Vehicle access to the site shall be stabilised to prevent the tracking of sediment onto roads and footpaths.

b) 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.

c) Soil washings from wheels shall be collected and disposed of in a manner that does not pollute waters.

**Controls**

**Excavation Pump-Out**

a) All excavation pump-out water must also be analysed for suspended solid concentrations, pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system.

The analytical results must comply with relevant EPA and ANZECC standards for water quality.

**Controls**

**Land Rehabilitation**

a) All exposed areas shall be progressively stabilised and revegetated on the completion of remediation works.

**Controls**

**Bunding**

a) All land farming areas for hydrocarbon contaminated soils shall be bunded to contain surface water runoff from the land farm areas and to prevent the leaching of hydrocarbons into the subsurface.

b) All surface water discharges from the bunded areas to Council’s stormwater system shall not contain detectable levels of TPH or BTEX.
Controls

Vibration

a) The use of any plant and/or machinery shall not cause vibrations to be felt or capable of being measured at any premises.

Controls

Noise

a) Category 2 remediation work shall comply with the NSW Industrial Noise Policy (EPA, 1999).

b) The intrusiveness of an industrial noise may generally be acceptable of the equivalent continuous (energy-average) A-weighted level of noise from the source, measured over a 15 minute period, does not exceed the background noise level measured in the absence of the source by more than 5dB.

c) The intrusive noise criterion is summarised as follows:

\[
\text{LA}_{eq}, 15 \text{ minute} \leq \text{rating background level plus 5dB}^*
\]

Note: * \text{LA}_{eq}, 15 \text{ minute} represents the equivalent continuous (energy average) A weighted sound pressure level of the source over 15 minutes. Other descriptors may be used as appropriate provided that can be justified on the basis of being characteristic of the source. This is to be assessed at the most affected point on or within the residential property boundary or, if that is more than 30m from the residence, at the most affected point within 30m of the residence.

The long-term method for determining background noise is to be used at the planning and approval stage designed to ensure that the criterion for intrusive noise will be achieved for at least 90% of the time periods over which annoyance reactions may occur (taken to be periods of 15 minutes). See Table 3 for details.

Table 3 Determining Background Noise

<table>
<thead>
<tr>
<th>Features</th>
<th>Long Term Method</th>
<th>Short Term Method</th>
</tr>
</thead>
<tbody>
<tr>
<td>When to use</td>
<td>During planning and approval stage where there is significant potential for noise impact, eg extractive industries and industrial development.</td>
<td>During complaint assessments, compliance checks, when determining the effect of the background noise on a source noise measurement and for low</td>
</tr>
<tr>
<td>Features</td>
<td>Long Term Method</td>
<td>Short Term Method</td>
</tr>
<tr>
<td>--------------------------</td>
<td>---------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Type of monitoring</td>
<td>Continuous sampling accompanied by periods of operator attended monitoring.</td>
<td>Individual sampling – operator attended measurements.</td>
</tr>
<tr>
<td>Length of monitoring</td>
<td>Equivalent to one week’s worth of valid data covering days and times of operation of the development (see section 3.5 of INP).</td>
<td>15 minute covering the times of operation of the development.</td>
</tr>
<tr>
<td>Conditions for monitoring</td>
<td>Average wind speed &lt;5m/s, no rain, no extraneous noise (see Sections 3.1.2 and 3.4 of INP).</td>
<td>Average wind speed &lt;5m/s, no rain, no extraneous noise (see Sections 3.2.1 and 3.4 of INP).</td>
</tr>
<tr>
<td>Monitoring location</td>
<td>Most or potentially most affected noise sensitive location/s.</td>
<td>Most affected noise sensitive location and/or location of complainant.</td>
</tr>
<tr>
<td>Assessment time periods</td>
<td>Day (700-1800) Evening (1800-2200) Night (2200-0700) (see Section 3.3 of INP for exemptions).</td>
<td>Times when maximum impacts occur.</td>
</tr>
<tr>
<td>Base measurement</td>
<td>( L_{A90,15\text{ minute}} )</td>
<td>( L_{A90,15\text{ minute}} )</td>
</tr>
<tr>
<td>Analysis method</td>
<td>Determine the assessment background level for each day, evening and night by using the tenth percentile method. The rating background level is median assessment background level over all days for each period.</td>
<td>The rating background level is the measured ( L_{A90,15\text{ minute}} ) value, or where a number of measurements have been made, the lowest ( L_{A90,15\text{ minute}} ) value.</td>
</tr>
</tbody>
</table>

**Note 1:** – refers to the wind speed at the microphone height.  
**Note:** INP – Industrial Noise Policy
2.4.10.2 Environmental Management

Objectives

1) To protect the environment and the amenity of the neighbourhood

Controls

Air Quality

a) Dust emissions shall be confined within the site boundary. The following dust control procedures may be employed to comply with this requirement:
b) Erection of dust screens around the perimeter of the site;
c) Securely covering all loads entering and exiting the site;
d) Use of water sprays across the site to suppress dust;
e) Covering all stockpiles of contaminated soil remaining more than 24 hours;
f) Keeping excavation surfaces moist; and
g) Enclosure of dust generating activities.

Odour Control

a) No odours shall be detected at any boundary of the site during remediation works by an authorised Council officer relying solely on sense of smell. The following procedures may be employed to comply with this requirement:
b) Use of appropriate covering techniques such as the use of plastic sheeting to cover excavation faces or stockpiles;
c) Reduction of stockpiles on site;
d) Use of fine mist sprays;
e) Use of a hydrocarbon mitigating agent on the impacted areas/materials; and
f) Adequate maintenance of equipment and machinery to minimise exhaust emissions.
g) Records of volatile emissions and odours shall be logged, kept on-site and made available to Council Officers on request.
h) Discharges from soil vapour extraction systems shall be regularly monitored in order to determine the mass of hydrocarbons that are being discharged to the atmosphere.
i) Volatile or semi-volatile compounds that could generate odours include: monocyclic aromatic hydrocarbons (styrene, benzene,
toluene, xylene, ethyl benzene, butyl benzene), polycyclic aromatic hydrocarbons (PAHs), hydrogen sulphide, hydrogen cyanide, pesticides, PCBs, and herbicides.

j) Contingency measures for the collection and treatment of hydrocarbon offgas shall be put in place prior to the commissioning of the soil vapour extraction systems.

k) All discharge vents from soil vapour extraction systems shall be located a minimum of 50 metres from any residential property boundary, road or recreational area.

l) No material shall be burnt on-site.

Controls

Ground Water

a) A licence shall be obtained from the Department of Infrastructure, Planning and Natural Resources for approval to extract groundwater under the provisions of Part V of the Water Act 1912.

b) Groundwater shall be analysed for pH and any contaminants of concern identified during preliminary or detailed site investigation, prior to discharge to the stormwater system.

c) The analytical results must comply with relevant EPA and ANZECC standards for water quality.

d) Other options for the disposal of groundwater include disposal to sewer with prior approval from Council or off-site disposal by a liquid waste transporter for treatment / disposal to an appropriate waste treatment/processing facility.

Controls

Transport

a) All haulage routes for trucks transporting soil, materials, equipment or machinery to and from the site shall be selected to meet the following objectives:

b) Comply with all road traffic rules;

c) Minimise noise, vibration and odour to adjacent premises;

d) Utilise State Roads and minimise use of local roads.
e) Category 2 remediation work shall ensure that all site vehicles:

f) Conduct deliveries of soil, materials, equipment or machinery during the following hours of operation:
   Monday-Friday 7am to 6pm
   Saturday 8am to 1pm

g) Securely cover all loads to prevent any dust or odour emissions during transportation;

h) Exit the site in a forward direction; and

i) Do not track soil, mud or sediment onto the road.

Controls
Hazardous Material

a) Hazardous and/or intractable wastes arising from the remediation work shall be removed and disposed of in accordance with the requirements of the NSW EPA and the WorkCover Authority of NSW together with the relevant regulations, namely:

i) NSW Work Health and Safety Act 2011

ii) NSW Work Health and Safety Regulation 2012;

iii) Contaminated Land Management Act 1997 and Regulation 1998; and

iv) Environmentally Hazardous Chemicals Act and Regulations.

Under the Protection of the Environment Act 1997 the transportation of Schedule 1 Hazardous Waste is a scheduled activity and must be carried out by a transporter licensed by the NSW Environment Protection Authority.
2.4.11 Contaminated Soil

Objectives

1) To ensure that contaminated Soil is disposed of safely

| Controls |
|-----------------|--------------------------------------------------|
| a) The disposal of contaminated soil shall have regard to the provisions of both the Protection of the Environment Operations Act and Regulations and any relevant EPA guidelines such as the NSW EPA publication Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999). |
| b) Any queries associated with the off-site disposal of waste from a contaminated site should be referred to the EPA’s Hazardous Materials Advice Unit on 13 15 55. |
| c) If contaminated soil or other waste is transported to a site unlawfully, the owner of the waste and the transporter are both guilty of an offence. |

2) To ensure the safe containment and Capping of Contaminated Soil

| Controls |
|-----------------|--------------------------------------------------|
| a) No contaminated soil shall be encapsulated or capped on the site that contains concentrations of contaminants that are above the soil investigation levels for urban development sites in NSW for the range of landuses permissible on the subject site. For example, a site zoned commercial/industrial shall not encapsulate or cap soil containing concentrations of contaminants above the ‘commercial or industrial NEHF F health-based investigation levels’. |
| b) The soil investigation levels for urban redevelopment in NSW are contained in the EPA’s Guidelines for the NSW Site Auditor Scheme. |
3) To ensure the Importation of Fill is appropriate, safe and appropriately documented

a) All fill imported on to the site shall be validated to ensure the imported fill is suitable for the proposed land use from a contamination perspective.

b) Fill imported on to the site shall also be compatible with the existing soil characteristic for site drainage purposes.

c) Council may require details of appropriate validation of imported fill material to be submitted with any application for future development of the site. Hence all fill imported onto the site should be validated by either one or both of the following methods during remediation works:

i) Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material or the known past history of the site where the material is obtained; and/or

ii) Sampling and analysis of the fill material should be conducted in accordance with the EPA Sampling Design Guidelines (1995) to ensure that the material is not contaminated.

2.4.12 Site Signage and Security

Objectives

Controls

Site Signage and Contact Numbers

a) A sign displaying the contact details of the remediation contractor (and site facilitator if different to remediation contractor) shall be displayed on the site adjacent to the site access.

b) This sign shall be displayed throughout the duration of the remediation works.

Site Security

a) The site shall be secured by means of an appropriate fence to ensure against unauthorised access.

2.4.13 Community Consultation

Objectives

Controls

1) To ensure adjoining owners are notified be work is commenced.

a) Owners and/or occupants of premises adjoining, and across the road, from the site shall be notified at least two days
### Objectives
To ensure Work Health and Safety requirements are adhered to.

### Controls
1. **a)** It is the employer’s responsibility to ensure that all site remediation works shall comply with all *Occupational Health and Safety and Construction Safety Regulations* of the NSW WorkCover Authority.
2. **b)** Safety monitoring for hydrocarbon emissions should be undertaken in accordance with Worksafe Time Weighted Averages Guidelines, 1991.

### Objectives
To ensure the removal of storage tanks is done in a safe and legal manner.

### Controls
1. **a)** The removal of underground storage tanks shall be undertaken in accordance with NSW WorkCover requirements which includes writing to the Chief Inspector of Dangerous Goods and complying with any conditions imposed.
2. **b)** The tank removal shall be conducted in accordance with the Australian Institute of Petroleum’s Code of Practice: *The Removal and Disposal of Underground Petroleum Storage Tanks* (AIP CP22-1994).
3. **c)** In the event of conflict between the Code of Practice and NSW WorkCover requirements, the latter shall prevail.

### Validation Report
Within one month of completion of remediation work, Council will require the applicant to submit a Validation Report confirming that the remediation goals established in the RAP have been achieved. Ideally, the same consultant that conducted the site investigation and remediation process should conduct the Validation Report.

The validation must confirm statistically that the remediated site complies with the clean up criteria set for the site and make a statement as to whether the site is satisfactory for its proposed use. Applicable NSW EPA Guidelines and other relevant standards should be followed when validating a site.
The Validation Report shall assess the results of the post remediation testing against the clean up criteria nominated in the RAP. Where these have not been achieved, reasons must be stated and additional site work shall be proposed that will achieve the original objectives. The Validation Report shall also detail any ongoing monitoring requirements for the site. If clean up criteria cannot be achieved, other development options may need to be considered.

Council will require a validation report to be submitted after remediation works have been completed, and prior to the commencement of building construction works. Alternatively, Council may issue deferred commencement consent for the proposed use, requiring that remediation and validation is undertaken prior to other work commencing.

2.4.16.1 Review of Validation Report

Council may require the Validation Report to be reviewed by a NSW EPA Accredited Auditor. All costs associated with the review shall be borne by the applicant.

2.4.17 Independent Auditing

2.4.17.1 NSW Site Auditor Scheme

The NSW Site Auditor Scheme commenced on 1 June 1998. Site Auditors are experts who can provide an independent review of the work of a primary consultant for all types of contaminated sites.

All Council requests for a NSW EPA accredited site auditor to be involved in the process must perform an independent review or site audit for the contaminated land. An up-to-date list of NSW EPA accredited auditors can be obtained on the EPA’s webpage www.epa.nsw.gov.au

The NSW EPA has also prepared Guidelines for the NSW Site Auditor Scheme which outlines the NSW Site Auditor Scheme, the process of appointing site auditors, and the legal, administrative and technical directions and guidelines for site auditors and the preparation of site audits statements.

2.4.17.2 Site Audit Statements

A site audit statement provides a clear statement about what land use is suitable for the site, including any conditions on its suitability (eg to maintain capping). A site audit statement must be prepared on a prescribed form (see Contaminated Land Management (Site Auditor) Regulations 1998). When an accredited auditor for contaminated land is requested to conduct a site audit, a site audit statement must be prepared.

A NSW EPA accredited auditor for contaminated land may only issue a statutory site audit statement. A copy of all statutory site audit statements must be given to the EPA and the planning authority (Council) at the same time as the site auditor gives the statutory site audit statement to the person who commissioned the site audit.
2.4.17.3 When Council May Require a Site Audit

Council may request a site audit to be undertaken at any or all stages in the site investigation process.

In accordance with the Managing Land Contamination Planning Guidelines, Council will require a site audit be prepared by a NSW EPA accredited auditor for contaminated land if Council:

1) “believes on reasonable grounds that the information provided by the applicant is incorrect or incomplete;

2) wishes to verify whether the information provided by the proponent has adhered to appropriate standards, procedures and guidelines; or

3) does not have the internal resources to control its own technical review.”

The applicant will be informed by Council if a site audit is required after Council has conducted a review of the contamination reports and associated documents (e.g. development application) submitted to Council.

The proponent is responsible for engaging a NSW EPA accredited auditor for contaminated land to perform a site audit. In addition, the proponent is responsible for all costs borne in engaging a NSW EPA accredited auditor for contaminated land.

2.4.17.4 Site Audits

The EPA Guidelines for the NSW Site Auditor Scheme outline what should be included in a site audit, however the guidelines state that in some situations local planning authorities (Council) may also need to contribute to defining the scope of the site audit.

Either the proponent or the appointed NSW EPA accredited auditor for contaminated land shall liaise with Council during the preparation of the site audit to ensure that the scope of the site audit addressed the concerns raised by Council.

Before issuing a site audit statement, the site auditor must prepare and finalise a summary site audit report. The EPA Guidelines for the NSW Site Auditor Scheme outlines what must be included in a site audit report.

2.4.18 Recording and Community Information

Council has an important role in supplying the community with information regarding land use history, land contamination and remediation.

Council also has a statutory responsibility under section 59 of the Contaminated Land Management Act 1997 to include information provided to Council by either the EPA or accredited auditors on certificates issued for the purposes of s. 149 Environmental Planning and Assessment Act 1979.

The process of information collection about land contamination is ongoing. Information concerning contaminated land will be added to Council’s property information system when development and subdivision applications are processed or when information is provided to Council via other sources.
2.4.18.1 Management of Council's Information

Council's records regarding contamination issues are dynamic and will change over time as land is investigated, remediated and validated. Registers can falsely imply comprehensive knowledge of site contamination issues, which is unfortunately not always the case. Standards for remediation may also change over time to accommodate changing community values. For these reasons Council does not hold a “register” of contaminated sites.

Council's records in relation to site contamination issues are kept on individual property files for each parcel of land which include:

1) Site contamination reports submitted to Council (ie Preliminary Investigation, Detailed Investigation, Remedial Action Plans, Validation and Monitoring Reports).
2) Site Audit Statements received by Council.
3) EPA declarations and orders issued under the CLM Act (including voluntary investigation and remediation proposals agreed by the EPA).
4) Prior notification for category 2 remediation works.
5) Notification of completion of Category 1 and Category 2 remediation work.

2.4.18.2 Section 149 Planning Certificates

Under Section 149 of the Environmental Planning and Assessment Act 1979, a person may request from Council a planning certificate containing advice on matters about land that are prescribed in the Regulation. One such prescribed matter is the existence of a council policy to restrict the use of land.

Section 149(2) certificates issued by Council will not contain specific details of site contamination or potential site contamination for potential site contamination for individual parcels of land. Council has adopted this approach for the following reasons:

1) Council records may not disclose land uses that may have resulted in land contamination that were established illegally and/or have existing use rights.
2) Council’s records regarding contamination issues are dynamic and will change over time as land is investigated, remediated and validated.

Section 59(2) of the Contaminated Land Management Act 1997 provides that specific notations relating to contaminated land issues must be included on Section 149 Planning Certificates where:

1) the land to which the certificate relates is within an investigation area or remediation site – if it is within such an area or site at the date when the certificate is issued.
2) the land to which the certificate relates is subject to an investigation or remediation order – if it is subject to such an order at that date.
3) The land to which the certificate relates is the subject of a voluntary investigation proposal (or voluntary remediation proposal) that is the subject of the EPA’s agreement under section 19 (or 26) if it the subject of such a proposal, and the proposal has not been fully carried out, at the date when the certificate is issued.
4) The land to which the certificate relates is the subject of a site audit statement – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.”
Section 149(2) Planning Certificates issued by Council will contain information on the prescribed matters listed above, where applicable. Council will not provide any additional information in relation to site contamination issues under Section 149(5).

As well as containing information on prescribed matters, all Section 149(2) Planning Certificates issued by Council will contain the following information wording about the existence of a Council policy to restrict the use of land:

Council has adopted by resolution a policy on contaminated land. This policy is triggered when rezoning or land use changes are proposed on lands which have previously been used for certain purposes which could have involved the use of contaminants.

As at the date of the Certificate this land has not been assessed by Council either by considering its past use or the results from systematic testing. Accordingly, it is not known whether or not consideration of Council’s DCP No. 55 - Contaminated Land Management adopted on 6th April 2005 and the application of provisions under relevant State Legislation is warranted.

2.4.18.3 Access to Council Information

There are several parties that may be interested in accessing Council’s records in relation to land contamination issues including current occupiers of sites, potential purchasers of land, contaminated land consultants and the community.

Council’s policy on contaminated land allows enquirers to access information with owners consent on individual parcels of land is detailed in Table 4.

Table 4 Accessing Information

<table>
<thead>
<tr>
<th>Type of Information</th>
<th>How to Obtain Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current and past development, building, subdivision and rezoning applications</td>
<td>Written request to the Queanbeyan City Council in accordance with Council’s schedule of fees.</td>
</tr>
<tr>
<td>Information on reports held by Council in relation to site contamination issues</td>
<td>Written request to the Queanbeyan City Council in accordance with Council’s schedule of fees. The written request shall specify what information is requested, who is requesting the information and what is the intended use of the information.</td>
</tr>
<tr>
<td>Information on any restrictions placed on the land</td>
<td>Section 149(2) Planning Certificate</td>
</tr>
<tr>
<td>Information on whether any declarations or orders made or voluntary proposals agreed to under CLM Act have been provided to Council by the EPA or whether Council has received any Site Audit Statements</td>
<td>Section 149(2) Planning Certificate</td>
</tr>
<tr>
<td>Copies of Site Audit Statements</td>
<td>Written request to the Queanbeyan City Council in accordance with Council’s schedule of fees.</td>
</tr>
</tbody>
</table>
### Type of Information

<table>
<thead>
<tr>
<th>Any information held by Council (other than stated above) in relation to site contamination issues</th>
</tr>
</thead>
</table>

### How to Obtain Information

Written request to the Queanbeyan City Council in accordance with Council’s schedule of fees. The written request shall specify what information is requested, who is requesting the information and what is the intended use of the information.

In some circumstances Council may not be able to provide full access to its records held on land contamination issues. These circumstances may include when the information held by Council is subject to legal privilege and when the information requested is intended to be published without prior permission of Council, the current site owner and author of the contamination reports.
2.5. Flood Management

2.5.1. Introduction
This part of the development control plan provides development controls and guidelines in respect of flood prone land in Queanbeyan. It applies to all development subject to flooding and/or subject to clause 7.5 of the Queanbeyan Local Environmental Plan 2012. This part should be read in conjunction with the NSW Government Floodplain Development Manual (2005), and the Queanbeyan Local Environmental Plan 2012, clause 7.5 – Flood Planning.

2.5.2. Relationship to Other Plans, Policies and the Like
The New South Wales Floodplain Development Manual 2005 applies to land

The applicable clause from the Queanbeyan Local Environmental Plan 2012 is clause 7.5 – Flood Planning.

2.5.3. Objectives:
The objectives of this plan are -
1) to reduce the impact of flooding and flood liability on individual owners and occupiers, and to reduce private and public losses resulting from flooding.
2) to encourage construction and development which is compatible with the flood risk of the area.
3) to ensure that buildings and other structures built in flood liable areas are designed and constructed to withstand the likely stresses of the 100yr flood.
4) to minimise the flood risk to life and property associated with the use of land,
5) to allow development on land that is compatible with the land’s flood hazard, taking into account projected changes as a result of climate change,
6) to avoid significant adverse impacts on flood behaviour and the environment.

2.5.4. Definitions:
‘Flood Planning Level’ means the level of the 1:100 ARI (average recurrence interval) flood event plus 0.5 metre freeboard. Flood levels for the 1:100 ARI Queanbeyan River flood event are shown in Table A1.5 for various River Stations and the locations of the River Stations are depicted on Figure C5.3, both as reproduced from the as drafted Queanbeyan Floodplain Risk Management Study and Plan at the conclusion of this element.

‘Floodway’ means the area identified in red on the draft Queanbeyan Floodplain Risk Management Study and Plan Figure C5.3

‘Designated flood’ means the area identified in blue on the as drafted Queanbeyan Floodplain Risk Management Study and Plan Figure C5.3.
2.5.5. Controls for Flooding

2.5.6. Floodways

Objectives

1) To reduce the impacts of flooding

Controls

a) the erection of new residential buildings are prohibited in the floodway;

b) the erection of commercial buildings are permitted subject to the following conditions:

i) Clearance - the underside of the floor beams are to be set at a height sufficiently distant above the 1:100 ARI flood level to pass the size debris expected within the Queanbeyan River. The space below the floor beams shall be clear and not enclosed by walls or curtain walls which will prevent the easy inundation and flows through that area.

ii) Stream Flow Forces - A certificate from a suitably qualified Engineer will be required to show that all piers and other portions of the structure which are subject to the force of flowing water or debris has been designed to resist the stresses thereby induced.

iii) Foundations - A certificate from a suitably qualified Engineer will be required to show that forces transmitted by supports to the ground can be adequately withstood by the foundations and ground conditions existing on the site.

iv) Hydraulic Effects - A certificate from a suitably qualified Engineer will be required to show that the structure as designed will have virtually no effect on the flood levels at or upstream from the site of the subject building and will have no increase in stream velocity downstream of any part of the structure which will cause erosion or instability to any other structure or to the ground surface. If scouring is likely to occur the method of controlling such scourings
2.5.7. Designated Flood Area

Objectives

1) To ensure development is compatible with the flood risk of the area

Controls

a) All development shall be subject to the following conditions:
   i) Stream Flow Forces - A certificate from a suitably qualified Engineer will be required to show that all piers and other portions of the structure which are subject to the force of flowing water or debris has been designed to resist the stresses thereby induced.
   ii) Foundations - A certificate from a suitably qualified Engineer will be required to show that forces transmitted by supports to the ground can be adequately withstood by the foundations and ground conditions existing on the site.
   iii) Hydraulic Effects - A certificate from a suitably qualified Engineer will be required to show that the structure as designed will have virtually no effect on the flood levels at or upstream from the site of the subject development.

b) Commercial/Industrial
   i) Floor Level - The floor level of any approved building shall not be sited more than 2m below the flood planning level set for such site provided that a floor area equivalent to 25% of the whole floor area of the building is sited at or above the flood planning level for such site. Electrical power connections, switch boards and transformers are to be set above the flood planning level. Floors will be self draining after flood events.
   ii) Access - means of escape shall be provided from premises constructed in designated flood areas. Escape doorways from floors sited below

is to be documented.
<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>the flood planning level set for such site shall be the inward opening type and access from the premises shall be via gradually rising ground, free from traps, (i.e. deep areas not discernible during inundation) to areas above the designated flood level. Means of escape shall also be provided from any floor sited less than 4.5 metres above the flood planning level by means of a large window opening onto an area of external wall away from the electricity connection to the building and free of projections which may prevent a rescue boat from approaching such flood escape window. Access doors and windows to be used during flood events are to be clearly marked by means of a suitable sign.</td>
<td></td>
</tr>
<tr>
<td>c) Residential including Motels</td>
<td></td>
</tr>
<tr>
<td>i) Flood Levels - All residential units shall be constructed so that their floor levels are at or above the flood planning level.</td>
<td></td>
</tr>
<tr>
<td>ii) Access - All residential units shall be provided with an access at a level no lower than 800mm below the flood planning level to firm ground at the same level at a place where rising ground access is available to flood free areas. In the event that a raised path is provided, a guide rail or handrail shall be provided thereto.</td>
<td></td>
</tr>
<tr>
<td>d) Dangerous Substances - The following items and products are extremely vulnerable to flood conditions. Their use in quantities, other than for isolated or occasional household use, is prohibited from a designated flood area. Industrial, storage or retailing business dealing with these products shall not be permitted within the designated flood area:</td>
<td></td>
</tr>
<tr>
<td>• Acetone; Celluloid; Magnesium; Ammonia; Chlorine; Nitric Acid; Benzine;</td>
<td></td>
</tr>
</tbody>
</table>
Objectives

1) To ensure development is compatible with the flood risk of the area

Controls

Petrol; Phosphorus; Sodium; Sulphur; Potassium; Carbon; Disulfide; Hydrochloric Acid

e) Within the designated flood area approval to the extension of a building by an area in excess of 20% of its area as existing on December 12, 1985 or to the alteration of any residential building shall not be granted unless such work complies with the requirements (including floor levels) of this policy. Where proposed extensions are below 20% of the building area as existing on December 12, 1985, approval may be granted where the existing floor level is below the flood planning level provided such extension complies with all the requirements of the Policy (excluding floor levels).

f) In the event of a dwelling or residential flat building located within floodway areas being destroyed by fire or flood, the Council will consider an application for the rebuilding of the building, only if sufficient funds are not available to enable purchase of the subject land by Council. In determining the value of the land, Council will seek to derive a land value which will assist the landowner in acquiring an alternate flood free building site.

g) Should the building be damaged, even significantly, Council would permit their rebuilding and repair.

2.5.8. Flood Planning Level

Objectives

1) To ensure development is compatible with the flood risk of the area

Controls

a) Existing buildings other than residential buildings set at levels below the flood planning level shall not be extended unless such extensions comply with this policy.

b) No site shall be filled to a level higher than a height 2 metres below the flood planning level of such site.
Note: Council advises that although the designated flood area is based upon the 100 year occurrence, floods of frequency greater than this frequency may at times be experienced.
### HEC-RAS Model Results

100 Year ARI 24 Hour Design Flood Event
QUEANBEYAN RIVER

<table>
<thead>
<tr>
<th>Location</th>
<th>River Station</th>
<th>Peak Flood Level (m AHD)</th>
<th>Location</th>
<th>River Station</th>
<th>Peak Flood Level (m AHD)</th>
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<td></td>
<td>747</td>
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</tbody>
</table>

(1) Peak discharges and flow velocities relate to values coincident with peak flood levels in the Queanbeyan River. (i.e. Peak flows and velocities may not necessarily occur at the same time as peak flood levels at all locations in the modelled reach.)
# HEC-RAS Model Results

## 5 Year ARI 24 Hour Design Flood Event

### Queanbeyan River

<table>
<thead>
<tr>
<th>Location</th>
<th>River Station</th>
<th>Peak Flood Level (m AHD)</th>
<th>Coincident Peak Discharge&lt;sup&gt;(1)&lt;/sup&gt; (m&lt;sup&gt;3&lt;/sup&gt;/s)</th>
<th>Coincident Peak Flow Velocity&lt;sup&gt;(1)&lt;/sup&gt; (m/s)</th>
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</thead>
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<td></td>
<td></td>
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<td>Left Bank</td>
<td>Channel</td>
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<td>1.4</td>
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</tbody>
</table>

<sup>(1)</sup> Peak discharges and flow velocities relate to values coincident with peak flood levels in the Queanbeyan River. (i.e. Peak flows and velocities may not necessarily occur at the same time as peak flood levels at all locations in the modelled reach.)

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Section B - Part 2

C1278651
2.6. **Landscaping**

2.6.1. **Introduction**
This part of the development control plan outlines requirements and procedures for landscape planning and design for development sites. This part seeks to ensure that new development enhances Queanbeyan by reinforcing the City’s heritage and character, protecting the natural environment and improving the quality of the environment for the community. This part of the development control plan applies to all development in the Queanbeyan LGA previously regulated through DCP 42: Landscape Policy.

2.6.2. **Relationship to Other Plans, Policies and the Like**
This element must be read in conjunction with the part of the DCP relevant to the specific development zone.

2.6.3. **Objectives:**

1) Landscape plans to reflect good quality design and construction works to be of a high standard and in accordance with approved plans.
2) Landscape consultants and landscaping contractors, accredited by Council, to prepare plans and implement landscaping works.
3) Landscape design to be considered in association with proposed works, building and subdivision design as early as possible.
4) A living and working environment which is pleasant and safe to all people.
5) The guidelines to establish a framework for Council accredited landscape consultants to prepare landscape plans.
6) The guidelines to establish a framework for Council accredited landscape contractors to implement landscaping works;
7) The guidelines to set out requirements for consultants and contractors to register with Council; and
8) The guidelines for suspension, removal and withdrawal of consultants and contractors from registration with Council.

2.6.4. **When is a Landscaping Plan Required?**
Council requires the submission of a landscape plan for most development proposals. For proposals with a scale of a single house in a residential zone, or minor industrial or minor commercial type development, a landscape consultant will be required to prepare landscaping plans to be submitted with a development application and a landscape contractor will be required to carry out the work on the approved plans.

*Table 7* (refer to pages 122-124 of this DCP) summarises when a landscaping plan is required. It lists various development types and the types of landscaping plans that are expected to accompany a development application submission. The table also identifies the accreditation category level required by people preparing plans and people constructing the landscaping works depending on the development type. Consultants and contractors must be accredited by Council to undertake relevant work.
2.6.5. Categories of Development

There are two categories of development which determine the type and level of professional and practical experience required before a landscape consultant can prepare plans and a landscape contractor can carry out the works:

**Category 1 Development**
Developments within Category 1 are small developments with potential visual significance.

**Category 2 Development**
Developments within Category 2 are mid-range to large scale development with prominent visual significance.

Council cannot recommend nor guarantee the quality of the work or workmanship of those listed on the Landscape Consultant/Contractor register.

Council recommends the developer, in selecting their landscape contractor, make enquiries as to the experience and workmanship of various consultants/contractors and view their relevant public liability and professional indemnity insurance cover.

2.6.6. Who Can Prepare a Landscape Plan and Who Can Construct the Works?

All landscape consultants/contractors need to formally apply to Council for inclusion on the Landscape Consultant/Contractor Register prior to undertaking any plan preparation or contract work.

2.6.7. How Can People Become Registered so they can Prepare Plans and/or Construct Works?

1) Applicants should submit the required documentation as follows:
2) Completed application form.
3) Evidence of qualifications and experience
4) Resume and record of practical experience including addresses and/or contact details of owners or professionals willing to provide references.
5) Evidence of Australian residency if required.

Application forms are available by mail, over the counter or downloadable from Council’s web page.

2.6.8. What are the Eligibility Criteria for Inclusion on Council's Landscape Consultant/Contractor Register?

Eligibility criteria for landscape consultants and landscape contractors are outlined in Tables 5 and 6 respectively.

Landscape consultants need to demonstrate professional design and documentation standards commensurate to the nature, scope, scale or type of development and landscape contractors need to demonstrate their experience for accreditation by Council.
## Table 5 Eligibility Criteria for Landscape Consultants

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>To be eligible for inclusion on Council’s Category 1 Landscape Consultant/Contractor Register, the landscape consultant must meet one of the following criteria:</td>
<td>To be eligible for inclusion on Council’s Category 2 Landscape Consultant/Contractor Register, the landscape consultant must meet the following academic criteria, or have professional membership and meet the minimum experience:</td>
</tr>
<tr>
<td><strong>Academic:</strong></td>
<td><strong>Academic</strong></td>
</tr>
<tr>
<td>Bachelor of Landscape Architecture or a Master of Landscape Architecture</td>
<td>Bachelor of Landscape Architecture or a Master of Landscape Architecture</td>
</tr>
<tr>
<td>Associate Diploma in Landscape Design</td>
<td>OR Professional membership</td>
</tr>
<tr>
<td>Diploma in Horticulture</td>
<td>The qualified person should be eligible for full professional membership of the Australian Institute of Landscape Architects, or other landscape professional institute.</td>
</tr>
<tr>
<td>Degree in Environmental Science</td>
<td>AND</td>
</tr>
<tr>
<td><strong>OR Professional membership</strong></td>
<td>Demonstrated knowledge and understanding of the Queanbeyan Local Environmental Plan (LEP) and related documents and three (3) years experience in project supervision.</td>
</tr>
<tr>
<td>The qualified person should be eligible for full membership of the Australian Institute of Landscape Architects, or other landscape professional institute.</td>
<td></td>
</tr>
<tr>
<td><strong>Merit Based Eligibility</strong></td>
<td></td>
</tr>
<tr>
<td>If the applicant does not have the above qualifications or is not eligible for membership then the following standard of experience may form the basis of a merit based eligibility:</td>
<td></td>
</tr>
<tr>
<td><strong>Experience</strong></td>
<td></td>
</tr>
<tr>
<td>Academic qualifications in a related design profession and eligibility for full professional membership or the related design professional institute and demonstrated 5 years experience in undertaking site analysis and landscape plan preparation.</td>
<td></td>
</tr>
</tbody>
</table>
Table 6 Eligibility Criteria for Landscape Consultants (Continued)

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>To be eligible for inclusion on Council’s Category 1 Landscape Consultant/Contractor Register the landscape contractor must meet one of the following criteria:</td>
<td>To be eligible for inclusion on Council’s Category 2 Landscape Consultant/Contractor Register the landscape contractor must meet one of the following criteria:</td>
</tr>
<tr>
<td>The contractor should be eligible for membership of the Landscape Contractors Association of NSW or other Australian landscape contractors’ institute.</td>
<td>The contractor should be eligible for membership of the Landscape Contractors Association of NSW or other Australian landscape contractors’ institute, eg Australian Institute of Landscape Designers and Managers.</td>
</tr>
<tr>
<td>AND</td>
<td>AND</td>
</tr>
<tr>
<td>Demonstrate a minimum of 2 years of practical experience in landscape construction work.</td>
<td>Demonstrate a minimum of 4 years of practical experience in landscape construction work.</td>
</tr>
<tr>
<td>OR Merit Based Eligibility</td>
<td>OR Merit Based Eligibility</td>
</tr>
<tr>
<td>Alternatively, the applicant may apply for merit based eligibility as outlined below:</td>
<td>Alternatively, the applicant may apply for merit based eligibility as outlined below:</td>
</tr>
<tr>
<td>Experience</td>
<td>Experience</td>
</tr>
<tr>
<td>Demonstrated experience in landscape construction for a minimum period of 3 years,</td>
<td>Demonstrated experience in landscape construction for a minimum period of 5 years,</td>
</tr>
<tr>
<td>Demonstrated understanding of environmental considerations applicable to the City of Queanbeyan,</td>
<td>Demonstrated understanding of environmental considerations applicable to the City of Queanbeyan,</td>
</tr>
<tr>
<td>Demonstrated understanding and experience in the interpretation of landscape plans.</td>
<td>Demonstrated understanding and experience in the interpretation of landscape plans.</td>
</tr>
<tr>
<td></td>
<td>Demonstrated experience in: Contract and sub-contract administration and Project co-ordination</td>
</tr>
</tbody>
</table>
2.6.9. What are the Procedures for Accrediting People for Inclusion on the Landscape Consultant/Contractor Register?

Individuals will be assessed and accredited according to their qualifications/practical experiences.

Council delegate/s will assess applications seeking accreditation on the Landscape Consultant/Contractor Register. During the initial set up period, inspections will be undertaken to assess landscape plans submitted by each individually registered landscape consultant.

Note: Individuals who apply for a Category 2 accreditation but fail to meet these requirements will automatically be considered for a Category 1 accreditation subject to reassessment.

Council’s Landscape Consultant/Contractor Register will be maintained by Council with an up to date list of registered landscape consultants and contractors. This list will be available for public use via request and on Council's web page.

Any disputes regarding the Council accreditation process will be determined by Council’s Development Control Unit (or equivalent) on recommendation of the Manager of Parks and Recreation.

2.6.10. What are the Responsibilities and Requirements of Landscape Consultants and Landscape Contractors?

The landscape contractor is to notify the landscape consultant that works have been completed, who in turn, will certify that landscape works have been completed in accordance with the approved landscape plan. The landscape contractor and consultant must then complete and sign a “Statement of Completed Landscape Works” form and submit it to Council prior to the issue of a Final Occupation Certificate. This form can be downloaded from Council’s website.

If work is not completed by the landscape contractor in accordance with the landscape plan the landscape consultant is to enforce rectification of the landscaping works until satisfactory completion. If there is still a problem with the landscape contractor once all procedures are followed, the landscape consultant is to notify Council of this and the landscape contractor will be considered for a period of suspension from the Landscape Consultant/Contractor Register prior to complete removal if repeat occurrences of unsatisfactory works are carried out.

The “Statement of Completed Works” form should not be completed by the landscape consultant until landscape works are completed in accordance with the approved landscape plan, otherwise the landscape consultant may be considered for a period of suspension from the Landscape Consultant/Contractor Register prior to complete removal.

Note:

1) The “Statement of Completed Landscape Works” form must not be altered in any way.
2) An accredited landscape consultant must be engaged for the duration of the project and until Council receives notice of the “Statement of Completed Landscape Works”.

If the employed landscape consultant ceases to exist at the time of the completion of landscape works or their engagement is terminated, then another Council accredited landscape consultant must be engaged to certify the completion of landscape works in accordance with the approved landscape plan and Council notified immediately.

An accredited consultant may hand over work to another accredited consultant only with Council consent.

2.6.11. Suspension and Removal from the Register

Inspections to assess landscape “works as executed” will be undertaken periodically by Council. It is recommended that on completion of the landscape works photographic evidence is taken to substantiate that work has been completed in accordance with the approved plans.

If it is found that work is not being undertaken according to the approved landscape plan the individual will be notified in writing and may be subject to a period of suspension followed by removal from the Landscape Consultant/Contractor Register.

The period of suspension will be imposed in the following stages:

1\(^{st}\) instance of non-compliance with this Policy: Notice of Warning.

2\(^{nd}\) instance of non-compliance with this Policy: Written notification of 6 months suspension from Council’s Landscape Consultant/Contractor Register and possible penalty infringement notice issued to the developer under the provisions of the Environmental Planning and Assessment Act 1979 (as amended).

3\(^{rd}\) instance of non-compliance with this Policy: Written notification of permanent removal from Council’s Landscape Consultant/Contractor Register.

Council will not accept any new landscape plans associated with a new Development Application from a suspended landscape consultant during this period. However the landscape consultant will be able to complete outstanding jobs where landscape plans have already been approved by Council.

On completion of the period of suspension the landscape consultant/contractor shall automatically be accepted as registered again and a letter to notify the completion of the period of suspension will be sent.

2.6.12. General Advice

Depending on the complexity of the proposed development, landscape consultants may in some cases be requested as a condition of development consent to supervise the construction of the landscape works (by a Council accredited landscape contractor). It is advisable to refer to the Notice of Determination and Schedule of Conditions of Consent.
2.6.13. Requesting Bonds for Public Land

A bond may be requested as a condition of development consent to protect and if necessary rehabilitate public land.

Where a bond has been submitted for the protection of public land; a Council Officer from Parks and Recreation shall undertake an inspection prior to landscape work beginning to assess the current condition. It is recommended that photographic evidence be taken to show the current condition of public land which will allow an accurate comparison for rehabilitation to be made on completion of landscape works.

On completion of landscape works an inspection must be undertaken by a Council Officer from Parks and Recreation to reassess the condition of public land and if not satisfied the area has been protected in its either former condition or necessary rehabilitation undertaken, bond monies may be used to rehabilitate the land to its former state.

Criteria for Requesting a Bond Concerning Public Land:
1) Where access/egress is required for vehicles/machinery through public land which may affect the current soft landscaping e.g., traffic wear in grass, soil erosion, etc.
2) Where landscaping works impact on the surrounding trees within public land eg, root disturbance, changes of soil level, structural damage, threat of tree removal/pruning.
3) Where landscaping works will impact on the immediate habitat within public land eg, endangered/protected species.

Landscaping Controls

2.6.14. Landscape requirements for courtyards in multi dwelling housing

Objectives

1) To ensure courtyards in multi dwelling housing are landscaped to achieve good amenity, enhance the open space areas and achieve stormwater infiltration

Controls

a) No more than 50% of the Private Open Space area is to comprise paving with the remaining area being landscaped with suitable plant material in garden beds. Under no circumstances will fully concreted or mulched areas of POS areas be accepted.

b) The pavement materials used in the courtyards must generally be constructed of porous pavement materials. If concrete slabs are to be used, they should drain directly to a garden bed or stormwater pit.

c) Where courtyard walls are permitted in front of the existing multi unit developments or where an existing dwelling is retained in front of
Objectives

2.6.15. What Should Be Submitted With a Development Application?

1) Written declaration
The landscape plan for Category 1 works shall be accompanied by a written declaration stating that the landscape design was prepared by the accredited landscape consultant.
The landscape plan for Category 2 works shall be accompanied by:
   a) Statement of design intent which reflects how the proposed landscape proposal meets the relevant objectives of Queanbeyan’s LEP 2011, Development Control Plans and related documents.
   b) Written declaration stating that the accredited landscape consultant prepared the plan.

2) Landscape Proposal
Council requires submission of a Site Analysis Plan and/or Detailed Landscape Plan, as listed in Table 1 to demonstrate the full and advanced understanding of:
   a) the existing site and its landscape features;
   b) the existing surrounding land use and neighbourhood character;
   c) the influence the existing and any proposed development may have on the amenity of the area; and
   d) future proposed surface treatment of the open space created by the development proposal.
When submitting applications for development approval the following information is required according to the type of development and the level of impact on the site and its surrounding environment:

3) Detailed Landscape Plan
The landscape plan shall be concise, detailed, and suitable for tendering, contract and subsequent construction. Detailed landscape plans must be approved as part of the development consent. Substantial changes will require either a new Development Application or other approval for variation.

Information required for a detailed landscape plan: (Address where necessary and appropriate):

4) Elements of the natural environment
   a) Natural elements to be retained and/or removed including plants, habitats, rock platforms, other natural features
   b) Existing and proposed underground and overhead services and potential effect on canopy or root system
   c) Vegetation Management Plan that details methods proposed to protect vegetation during and after completion of the construction works

Controls

proposed multi unit developments a 2 metre landscape setback resulting in a minimum 4 metre width courtyard behind the wall.
d) Where these natural elements are to be relocated or removed the plan will justify this action

5) Management of Water on the Site (Preparation of a Soil, Water and Vegetation Management Plan)
   a) Protection from detrimental upstream effects
   b) Surface and subsurface site drainage details and location of pits, lines and water detention systems
   c) Impact of development on the volume of stormwater runoff leaving the site and the expected volume
   d) Measures to ensure that water leaving the site meets the water quality standards particularly during demolition and construction.
   e) Measures proposed to minimise water consumption, irrigation layout and/or tap location

6) Ground treatments
   a) Proposed design levels showing that changes of level will not have an adverse effect on the plants and natural features
   b) Preparation, types and depths of existing and proposed soils

Soil and Erosion and sedimentation control plan showing measures to protect the site and adjoining land from erosion and to control sedimentation during and after construction period

Site layout
   1) Details for special treatments (weed eradication, creek banks, roof gardens)
   2) Location of utility areas and screening details (eg garbage and recyclable areas, play areas, common open space, staff recreation areas),
   3) Location and details of lighting and other outdoor fixtures

Built structures
   1) Existing and proposed buildings and other structures (including finished levels)
   2) Roadways, driveways, carparks and other hard surface areas
   3) Existing and proposed walls, fences and retaining walls (including materials, height and levels)
   4) Overshadowing caused by proposed built structures

Plant selection
   1) Plant layout plan showing location of species, size, maturity including street trees, trees on site, shrubs, groundcovers, grasses,
   2) Planting schedule with botanical and common names, whether deciduous or evergreen and local, native, exotic species, container size, quantities, and staking and tying requirements for all species nominated

Construction detail
   1) Standard construction and detail drawings (eg. sections through mass planting beds, tree planting and mulching details, paths, steps, retaining walls)
   2) Detailing and location of all edge treatments (eg. concrete, brick, timber)
Construction site management
   1) Noise and dust management
   2) Storage of construction and landscaping material
   3) Storage, handling and use of Dangerous and Hazardous goods and the disposal of containers
   4) Emergency procedures (eg. materials, spill and pollution control, site flooding and mop-up)

Waste management plan that details daily waste and litter management and details of the reuse, recycling or disposal or excavated material, demolition and waste from builders and other contractors
On-going maintenance
   1) Replacement strategy for failures in plant material and built works

Maintenance schedule for watering, weeding and fertilising if required, of plants, for successful establishment for 12 months.
   2) Methods to deal with green waste (eg mulching to reduce weed and herbicide use)

Plans
In some instances ‘typical’ details and/or ‘typical’ sections to illustrate design detailing is useful to include (eg. planting detail, cut and fill, fencing and retaining walls on boundaries).

A landscape plan for Category 2 work shall be accompanied by a statement of design intent which reflects how the proposed landscaping meets the relevant objectives and provisions of the applicable LEP’s, DCP’s and the Site Analysis Plan, where appropriate.
2.7. **Soil, Water and Vegetation Management Plans (SWIM Plans)**

2.7.1. **Introduction**

This part of the development control plan applies to all development and outlines requirements for soil, water and vegetation management plans. The purpose of such plans is to ensure that measures are taken at development sites which, if implemented, will mitigate soil erosion and control pollution of sediment and nutrients to downslope lands and receiving waters.

2.7.2. **Relationship to Other Plans, Policies and the Like**

This element must be read in conjunction with the other sections of this plan, as a SWVM Plan could be required for any development, as specified throughout this element.

2.7.3. **Objectives**

1) Ensure that rehabilitation and revegetation works are carried out throughout the construction period.
2) Cover all disturbed lands and cleared areas including allotment areas.
3) Set out the requirements for SWVM Plan are produced as part any development application in accordance with the requirements set out in this DCP.
4) Control stormwater and minimise discharge

2.7.4. **When is a SWVM Plan Required?**

A Soil, Water and Vegetation Management Plan (SWVM Plan) is required in the case of subdivisions where:

1) There is a high risk of sediment pollution to down slope lands which are receiving water; or
2) The area to be disturbed is greater than 0.5ha; or
3) Stormwater drainage needs to be built or altered in any fashion; or
4) There is extensive excavation, filling or reshaping of land; or
5) It involves greenfields or broadacre developments; or
6) Involves infill subdivisions creating more than 1 allotment in addition to the original.

In the case of building development a SWVM Plan is required for all development requiring earthworks.

2.7.5. **Required Approach to Preparing a SWVM Plan**

2.7.5.1. **General Approach**

SWVM Plans must be developed in 2 stages:

1) the design concept stage which involves assessment of any constraints to development; and
2) the final engineering stage.

SWVM Plans must be also be:

1) designed to be part of the overall construction process;
2) capable of being implemented at all stages of development;
3) capable of modification as site circumstances necessitate modification; and
4) in a form that is readily understood and can easily be applied on site.

2.7.5.2. Major Goals
The major goals of any SWVM Plan need to include the following:
1) minimisation of soil erosion and the pollution of downward lands and receiving waters both during construction and upon completion of development;
2) determination of areas most and least suited to development eg. areas with good or poor urban capability after undertaking a site analysis;
3) development of areas which require the least disturbance of a site’s natural characteristics and maintain and protect natural drainageways and other ecologically sensitive or important areas;
4) minimal disturbance of the area of soil exposure and retention of as much vegetation (i.e. trees, shrubs, grasses and ground covers) as possible;
5) conservation of topsoil by staging earthworks and progressively revegetating using disturbed topsoil wherever possible;
6) minimising the impact of development on the natural flow rate through and the rate of runoff from, the development site;
7) speedy and adequate rehabilitation measures during and after disturbance and construction
8) control of water movement from the top of the site, through to and beyond, the bottom of the site;
9) maintenance and where possible improvement of water quality during and after development;
10) an effective major stormwater system economical in terms of capital, operational and maintenance costs, incorporating water quality and flow rate controls for broadacre subdivisions; and
11) trap sediment before leaving the site.

2.7.5.3. Consultation with Council and Other Government Authorities.
Consultation throughout the entire process is also necessary with the Council and other Government Authorities such as the NSW Office of Environment and Heritage (Soil Conservation Service) and the NSW Environment Protection Authority. The ACT authorities must also be consulted when stormwater discharges into environmentally sensitive areas of the ACT.

Minimum Requirements for the SWVM Plan
These include:-
  a) SWVM Plans to a scale of at least 1:2000 and to the same scale as the subdivision layout plan; and
  b) a narrative or commentary that describes how soil, water and vegetation management will be achieved on the development site, including on-going maintenance of associated structures.
SWVM Plans are to be separated from other engineering plans for possible referral and comments from various government authorities concurrent to the assessment of the engineering plans by Council's City Infrastructure Division.
They should form part of the contract specifications for a contractor to comply with during construction.

The SWVM Plan and narrative is to include the following:

a) general information about the site such as-
   i) site boundaries;
   ii) catchment boundaries and the direction of run-off as well as the location of existing, natural and artificial drainage lines and waterways;
   iii) existing and proposed structures including major above ground drainage works;
   iv) existing and final contours at an interval of 0.5 metres using AHD;
   v) trees and other vegetation to be retained;
   vi) areas to be cleared and planted as well details of the revegetation program;
   vii) areas to be shaped, excavated or filled and details of these;
   viii) roads;
   ix) residential lots (including lots proposed for various types of multi-dwelling housing) and lots reserved for schools/community centres, open space and special uses;
   x) construction materials storage and handling areas; and
   xi) access minimisation and signposting.

b) identification of lands where the constraints to development are likely to restrict or prohibit development and affect the selection of SWVM strategies and structures. These constraints include-
   i) hazardous areas such as reactive soils, steep slopes (ie greater than 20%); and
   ii) critical areas (ie. vegetated buffer areas, drainage lines and structures, water bodies, unstable slopes, flood plains and seasonally wet areas).

c) identification in the SWVM Plan of all structures (i.e. temporary and permanent erosion and sediment control structures) and strategies especially those for
   i) protecting lands by maintaining vegetation at all times including buffer areas;
   ii) protecting adjacent lands which are environmentally sensitive (including those containing threatened species);

d) areas nominated for
   i) clearing, excavating, filling or reshaping,
   ii) temporary diversion works,
   iii) temporary erosion and sediment control structures,
   iv) stockpiles,
   v) haul roads and parking areas,
   vi) general access,
   vii) sites facilities, and
   viii) diverting uncontaminated up site runoff around disturbed areas;

e) presentation of design criteria, location and diagrammatic representations of any necessary
   i) temporary erosion and sediment control structures
   ii) trash racks;
   iii) sediment retarding basins;
   iv) sediment retarding traps, including gross pollutant traps;
   v) sediment retarding barriers;
vi) wetlands; and
vii) other site specific soil and water conservation measures.

Full calculations of stormwater frequencies and velocities for the appropriate storm return period for all structures, strategies and facilities detailed in the SWVM Plan, (whether temporary or permanent), having regard to catchment sizes, areas of disturbance, minimum design standards and other relevant matters.

Statements of the capacities of various strategies, and design flow velocities need to be included in the SWVM Plan.

f) identification of specific soil and water conservation measure on a construction plan. Examples include-
   i) access protection measures;
   ii) maximum slope lengths and constructed gradients;
   iii) topsoil storage and re-use methodology;
   iv) temporary and permanent rehabilitation program; and
   v) other site specific soil or water conservation measures.

g) a statement of the procedures which will ensure that the various Soil, Water and Vegetation management works are implemented and maintained satisfactorily during the construction phase. Such procedures need to be staged and organised to ensure that any part of the site is appropriately stabilised within 14 days of disturbance.

No ground disturbance is to occur before Council approval of the SWVM Plan and all works are to be undertaken in accordance with the approved SWVM Plan and/or conditions attached to it.

2.7.6. Geotechnical Appraisal or Urban Capability Map

Where required, a Geotechnical appraisal or urban capability classification map should also accompany the SWVM Plan.

2.7.7. Evaluation of the SWVM Plan and the proposed Subdivision

Council may require amendments to the subdivision layout where it is deemed necessary as a result of the evaluation of the SWVM Plan.

Council may also attach conditions to any development approval for subdivision which affects the SWVM Plan and Engineering plans for subdivision construction.

2.7.7.1. Specific Requirements for the Subdivision of Land

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
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</table>
| 1) To minimise the impact of site clearance | a) Where subdivision involves site clearing the following principles apply:-
   i) clearing and reshaping of land is to be integrated with layout design and the retention of vegetation. Consequently clearing is to be limited to the minimum. |
ii) all cleared lands including those cleared prior to any subdivision works should be stabilised if they are to remain exposed for more than 14 days. Stabilisation includes the use of temporary vegetation and mulch;

iii) each stage is to be progressively revegetated as it is completed;

iv) in most circumstances stick rakes are to be used for clearing in lieu of a dozer blade for minimal disturbance of topsoil; and

v) in critical areas and in vicinities close to drainage reserves, waterways and buffer areas, there should be the retention and stockpiling of small branches, leaf matter and other particulate residues collected from the disturbed areas which can be spread over disturbed soils as part of rehabilitation works.

b) Topsoils should be stripped from the areas that need to be disturbed and stockpiled for re-vegetation purposes after construction.

c) Other details to be included in the SWVM Plan shall detail:

i) Any temporary diversion works;

ii) Any temporary erosion and sediment control structures;

iii) Any permanent sediment and pollution control structures;

iv) Any other stormwater drainage facilities.
2.7.7.2. General Requirements

Objectives

1) To provide for rehabilitation and revegetation works

Controls

a) vegetation is not to be removed from the site until a start is imminent and then only for the areas approved by Council for the building, driveway and other hardstand areas;

b) during excavation, vegetation above and below the cut and fill areas are be retained as far as practicable;

c) haybales (or other approved soil erosion control materials) are to be placed above and below the excavated site and along the sites boundaries;

d) drainage channels are to be provided above and below the cut and fill area to minimise water entering the excavation;

e) all excavated material is to be stockpiled and soil stockpiles must be stored within the approved areas of the site which are also protected by haybales or similar);

f) all excess material is to be removed immediately after excavation;

gh) all materials delivered to the site are to be located within its surveyed boundaries and within areas protected by haybales or similar. Under no circumstances are materials to be stored on the footpath, roadway or on adjoining land;

h) permanent measures for stormwater disposal are to constructed and be operational as soon as the roof is finished;

i) All SWVM measures are to be checked after rain and be maintained in working order;

j) only one entry and exit is to be provided to each site with the maximum widths being

   i) residential allotments - 4m; and

   ii) commercial/industrial - by arrangement with Council’s City Infrastructure Division, but generally not to exceed 6m.
k) each entry/exit is to be constructed of a minimum depth of 100mm thick blue metal dust or other approved material;

l) all sewer, water and drainage line trenches are to be backfilled within 24 hours of inspection and approval by Council;

m) upon completion topsoil is to be respread, bare areas are to be revegetated and all waste building materials is to be properly disposed of;

n) other general requirements include:
   i) all work required to meet this Development Control Plan is to be at the owner/applicants full cost;
   ii) any damage caused by the owner/applicant or his agent to any drainage structure, kerb and gutter, road pavement, concrete footway, water meter, or grassed footway is to be repaired at the owner/applicants full cost; and
   iii) no material shall be placed in gutters to provide temporary accesses onto allotments.
2.8. Guidelines for Bushfire Prone Areas

2.8.1. Introduction
This part of the development control plan outlines the requirements for subdivisions and buildings in Bushfire Prone Areas and applies to all development in the Bushfire Prone Area. This part should be read in conjunction with the NSW Rural Fire Service’s Planning for Bushfire Protection 2006.

2.8.2. Relationship to Other Plans, Policies and the Like
The NSW state policy for bushfire is Planning for Bushfire Protection 2006, which this element must be read in conjunction with.

The applicable clause of the Queanbeyan Local Environmental Plan 2012 is clause 5.11 - Bushfire hazard reduction

Council’s Bushfire prone land map as referred to in this element is available from Council.

2.8.3. Objectives
1) To ensure that all new allotments and buildings have measures sufficient to minimise the impact of bushfires.
2) To minimise the impact of fire protection measures on vegetation, fauna, views, watercourses and soil erosion, amenity and access.
3) To identify the potential bushfire threats to individual sites.
4) To reduce the risk to property and the community from bushfire.
5) To ensure that bushfires protection is afforded to all new building allotments and the likely future improvements.

2.8.4. Potential Bushfire Threat
Council’s Bushfire Hazard Map identifies sites within the LGA of Queanbeyan that are exposed to bushfire threat. The level of threat associated with individual sites varies throughout the Queanbeyan LGS depending on site specific factors such as; slope, types of vegetation and distances to vegetation on and around surrounding sites. The level of bushfire threat for an individual site will be assessed and determined during the development assessment process. The assessment will identify the standards relating to design and construction of buildings, as well as landscaping and management of vegetation on individual sites.

2.8.5. Planning For Bushfire Protection
All development on Bush Fire Prone Land must satisfy the aim and objectives of Planning for Bushfire Protection 2006. Applicants must demonstrate to the Rural Fire Service and Council that the proposal satisfies the broad aim and objectives of Planning for Bush Fire Prone Land, specific objectives for the development type and the performance criteria for the various proposed bushfire protection measures. Applicants are advised to consult the following publication: “ NSW Rural Fire Service, Planning for Bush Fire Protection, A Guide for Councils, Planners, Fire Authorities and Developers 2006” (The document can be obtained on the Rural Fire Service’s webpage: www.rfs.nsw.gov.au)
2.8.6. Restrictions on Titles

To ensure effectiveness of the fire protection measures, restrictions may be placed upon the titles of the affected lots. These restrictions may relate to: habitable and storage structures being excluded from within the Asset Protection Zone, the level at which the fuel loading is to be maintained within the Fire Protection, the responsibility for and nature of maintenance of fire trails, hazard reduction and Asset Protection Zone.
2.9. Safe Design

2.9.1. Introduction
This part of the development control plan sets out guidelines for the creation of safer urban environment and it applies to all development (including applications for subdivision) including land in both public and private ownership.

2.9.2. Relationship to Other Plans, Policies and the Like
This part must be read in conjunction with the other sections of this plan, such as a Soil SWVM Plan could be required for any development, as specified throughout this element.

2.9.3. Objectives:
1) Enhance public safety by reducing opportunities for crime to occur.
2) Improve observation of public and private spaces.
3) Optimise the use of public spaces and facilities by the community; and
4) Promote the design of safe, accessible and well maintained buildings and spaces.

2.9.4. Format of these Guidelines
The guidelines are presented in 2 parts, namely:
1) Suggested standards for all development types; and
2) Specific standards for particular types of development.
Applicants should refer to the first section in the guidelines and then refer to the specific category of development. Guidelines are set out in Performance Criteria and Design Suggestions. Performance criteria specify the design outcome Council is seeking to achieve in new development. Design Suggestions provide ways in which the performance criteria may be met. The suggestion may be varied if it can be demonstrated that the performance criteria can still be met.

2.9.5. Development Categories to Which This Plan Applies
Council will consider the principles of Crime Prevention through Environmental Design (CPTED) when assessing all developments as required in legislative guidelines under Section 79C of the Environmental Planning and Assessment Act.

Discretion rests with the Council, however, as to which development applications will be referred to the NSW Police Service for comment; or jointly reviewed by Police and Council staff who have completed accredited CPTED training for crime risk depending on the size and nature of proposals and their likely impact on community safety.

The schedule of development proposals for referral is indicative only and is subject to variance, to reflect changes in crime patterns, localised crime and safety issues and the size / significance of proposals.

This schedule includes NEW or SIGNIFICANTLY UPGRADED:

1) Multi-unit development and townhouse developments (6 units or more);
2) Mixed use developments (with 6 units or more);
3) Commercial / retail developments (major new works generally not including internal
fit-outs);
4) Industrial complexes where these developments abut laneways, railways and any
open access way;
5) Residential subdivisions of 10 lots or over or any residential subdivision where
pedestrian walkways and laneways are proposed;
6) Educational Facilities (including schools, pre-schools, kindergartens etc);
7) Transport interchanges and railway stations;
8) Major sporting facilities;
9) Community facilities (including community centres, childcare and aged person’s
centres, major health, major medical facilities, public toilets etc);
10) Neighbourhood parks and public open space within estate subdivision;
11) Clubs/hotels/ bottleshops (including extended hours, gaming rooms and other
additions);
12) Service stations / convenience stores;
13) Hospitals and nursing homes; and
14) ‘Unusual’ developments (ie. arcades, brothels, amusement centres, major upgrade of
Department of Housing properties and estates).

2.9.6. Aim for Safe Design Guidelines

Achieve effective Natural Surveillance
To afford maximum casual surveillance of the proposed development the street and other
public areas, and of the street or public area from the proposed development.

Achieve effective Access Definition
To control access to the site through physical barriers - thereby increasing the effort required
to commit a crime.

Achieve effective Territorial Reinforcement
To ensure that there is a sense of ownership for both public and private development by the
legitimate users of this space. To promote a well cared for environment which is less
vulnerable to criminal activities.

Achieve effective Defensible Space
To ensure that an area has the appearance of being cared for and ‘defended’ as a cared for
environment can reduce the committal of crime and the fear of crime.

2.9.7. All Development Types

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscaping</td>
<td>a) Avoid landscaping which obstructs casual surveillance and allows intruders to hide.</td>
</tr>
<tr>
<td></td>
<td>b) Plants such a low hedges and shrubs (1m to 1.2m in height), creepers, ground covers or high canopies, clean trunked trees facilitate natural surveillance. Suggested species: Grevillea and Hakea.</td>
</tr>
<tr>
<td></td>
<td>c) Avoid medium height vegetation with dense foliage in a location where concealment</td>
</tr>
</tbody>
</table>
Objectives

Communal / Public Areas

1) Communal / Public Areas shall afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development.

Controls

might occur;

d) Use low ground cover or high canopied trees with clean trunks to a height of 2m around children’s play areas, car parks and along pedestrian pathways; Planting beds define space and can direct pedestrian movement to a desired route;

e) Trees with low dense growth foliage should be suitably spaced and set back from public thoroughfares to avoid a continuous barrier; and

f) Building entries should not generally be setback more than 10m from the street frontage

g) Prickly plants can be used as effective barriers: Suggested species include Hakea and Grevillea;

h) Plant medium height shrubs close to the dwelling if sight lines will not be obscured or low level shrubs where visibility is required. Large trees growing next to first and second storey windows and balconies could provide a means of access. Building fixtures (carports, downpipes etc) can also provide a means of access.

i) Use vegetation as barriers to deter unauthorized access and entry.

j) Avoid large trees, shrubs and building fixtures which could enable an intruder to gain physical access to the dwelling or neighbouring dwellings through climbing.

Note: Regular horticultural maintenance is a key ingredient in retaining design intent, visibility and increasing natural surveillance.
<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ensure on-site parking including garages and carports do not prevent opportunities for casual surveillance;</td>
<td>a) Avoid confusion at entry points</td>
</tr>
<tr>
<td>f) Where elevators or stairwells are provided, open style or transparent materials are recommended on doorways and / or walls of these facilities to encourage passive surveillance; and</td>
<td>b) Ensure the entry point to each building is clearly visible</td>
</tr>
<tr>
<td>g) Seating should be incorporated into areas of active use to encourage use.</td>
<td>c) Main entrances/exits should be located at the front of the site and in full view of the street;</td>
</tr>
<tr>
<td></td>
<td>d) All entrances should be designed to provide users with the opportunity to: see in before entering and out before exiting;</td>
</tr>
<tr>
<td></td>
<td>e) Entrances should have clear sight lines and not be obscured by landscaping or other obstacles – tiered structure to planting and regular maintenance will achieve this;</td>
</tr>
<tr>
<td></td>
<td>f) Recessed doorways should be avoided as they can provide opportunities for concealment;</td>
</tr>
<tr>
<td></td>
<td>g) Entrances should be clearly defined through design features and directional signs:</td>
</tr>
<tr>
<td></td>
<td>h) Minimise the number of entry points.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Entrances</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development.</td>
<td></td>
</tr>
<tr>
<td>2) Control access to the site through physical barriers - thereby increasing the effort required to commit a crime.</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Lighting</th>
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</thead>
<tbody>
<tr>
<td>1) Appropriate use of lighting shall:</td>
<td>a) Ensure lighting does not produce areas of glare and / or dark shadows.</td>
</tr>
<tr>
<td>2) Afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development.</td>
<td>b) Entrances, exits, service areas, car parks etc should be well lit after dark when they are likely to be used</td>
</tr>
<tr>
<td>3) Ensure that there is a sense of ownership for both public and private development by the legitimate users of this space. To promote a well cared for environment which is less vulnerable to criminal activities.</td>
<td>c) External lighting should gradually increase in brightness from the edge of the site to the dwelling entrance;</td>
</tr>
<tr>
<td>4) To ensure that an area has the appearance of being cared for and</td>
<td>d) External lighting must meet Australian Standards specifications; The minimum standards specified in Australian Standard AS1158 (Public Lighting Code) to be met;</td>
</tr>
<tr>
<td></td>
<td>e) Strategically place internal lighting can also provide additional illumination and protection;</td>
</tr>
</tbody>
</table>
Objectives
‘defended’ as a cared for environment can reduce the committal of crime and the fear of crime.

Controls
f) Direct external lighting towards entrance/exit points and routes to illuminate potential offenders;
g) Ensure that external lighting has a wide beam of illumination which reaches to the next beam of light or to the perimeter of the site - an overlap of lighting is preferable;
h) As a guide areas should be lit to enable the identification of a face at 15m;
i) Where applicable, illuminate places where intruders could hide to discourage their habitation of these areas; and
j) Use movement sensitive lighting within the curtilage of the dwelling if possible.

Building Identification
1) Effective building identification ensures that there is a sense of ownership for both public and private development by the legitimate users of this space.

a) Ensure buildings are clearly identified by street number to allow for people and services - particularly emergency services - to find the building easily.
b) Street numbers should be at least 7 CMS in height Security grills and security doors should be ‘see through’ or permeable;
c) For clear identification, street numbers should be positioned at a height of 0.6m - 1.5 m above ground level on the site boundary which fronts the street;
d) Street numbers should be made of durable - preferably reflective - material; and
e) Street numbers should be unobstructed e.g. from foliage and should be regularly maintained.

Note: A clearly identified building provides no excuses for would-be criminal to be in the location.

Security
Appropriate use of security grilles, shutters and doors will:
1) Afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development.
2) Control access to the site through physical barriers - thereby increasing the effort required to commit a crime.
3) Ensure that there is a sense of ownership for both public and private

a) All security grilles, shutters and doors should allow for easy observation of the street and be in keeping with the architectural style of the building and locality.
b) Security grilles and security doors should be ‘see through’ or permeable - these should be able to be opened from the inside of the building;
c) Avoid solid shutters on front doors and windows.

Note: Fortified buildings convey the message that criminal activity is prevalent or that there are valuables on the site – it also reduces casual
Objectives

1) Afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development.

2) Control access to the site through physical barriers - thereby increasing the effort required to commit a crime.

3) Ensure that there is a sense of ownership for both public and private development by the legitimate users of this space. To promote a well cared for environment which is less vulnerable to criminal activities.

4) Ensure that an area has the appearance of being cared for and 'defended' as a cared for environment can reduce the committal of crime and the fear of crime.

Fencing

1) Afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development.

2) Control access to the site through physical barriers - thereby increasing the effort required to commit a crime.

3) Ensure that there is a sense of ownership for both public and private development by the legitimate users of this space. To promote a well cared for environment which is less vulnerable to criminal activities.

4) Ensure that an area has the appearance of being cared for and 'defended' as a cared for environment can reduce the committal of crime and the fear of crime.

Controls

1) Ensure that an area has the appearance of being cared for and 'defended' as a cared for environment can reduce the committal of crime and the fear of crime.

2) Control access to the site through physical barriers - thereby increasing the effort required to commit a crime.

3) Ensure that there is a sense of ownership for both public and private development by the legitimate users of this space. To promote a well cared for environment which is less vulnerable to criminal activities.

4) Ensure that an area has the appearance of being cared for and 'defended' as a cared for environment can reduce the committal of crime and the fear of crime.

- Surveillance of the building from surrounding areas.
- Surveillance of the building from surrounding areas.
- Surveillance of the building from surrounding areas.
- Surveillance of the building from surrounding areas.

- Locks should be installed on all windows and doors and chains should be included on front doors;
- Provide lockable gates on side and rear access ways;
- Consider monitored alarm systems for the protection of valuable assets – including people;
- If burglar alarms are used, they should be clearly visible from the street and adjoining land-uses; and
- Consider the use of a 'clicking' gate to alert owners of access to the property.

Note: Use of security hardware, and/or human measures to reduce opportunities for unauthorized access

- Fence design should enhance natural surveillance from the street to the building and from the building to the street - reducing the potential for intruders to hide.
- Fences should be predominantly open in design to allow sight through the fences e.g. picket fences and wrought iron fencing; and
- High solid fences should have open elements above 1.2m.
Objectives

Maintenance
1) Appropriate maintenance will ensure that an area has the appearance of being cared for and ‘defended’ as a cared for environment can reduce the committal of crime and the fear of crime.

Building and Related Materials
1) Use of certain building and related materials will assist in ensuring that an area has the appearance of being cared for and ‘defended’ as a cared for environment can reduce the committal of crime and the fear of crime.

Controls

a) Create a ‘cared-for’ image for all development.
b) Ensure the quick repair or cleaning of damaged or vandalised property;
c) Provide for the swift removal of graffiti;
d) Council and other authorities to provide clear information and advice related to vandalism and graffiti.

a) Use materials which reduce the opportunity for vandalism
b) The following surface materials and finishes are recommended to reduce the risk of vandalism:
   i) Strong, wear-resistant laminate;
   ii) Impervious glazed ceramics;
   iii) Treated masonry products;
   iv) Stainless steel materials; and
   v) Anti-graffiti paint and ‘graffiti clear’ products will reduce the opportunity for vandalism - and allow for easy repairs.

c) Flat or porous surfaces should be avoided in areas where graffiti is likely to be a problem;
d) Where large blank walls cannot be avoided, consider the use of a low hedge at the base of the wall to restrict access to the wall combined with anti-graffiti paint.
   Alternatively, modulate the wall, incorporate rough texture or use dark colours to discourage graffiti on vulnerable walls.
e) External lighting should be vandal-resistant. High mounted and/or protected lights are less susceptible to vandalism.
f) Communal / Street furniture should be made of hard wearing vandal-resistant materials and secured by sturdy anchor points or removed after hours.
Objectives

Promotion of Mixed land-uses

1) Where possible, provide compatible mixed land-uses within buildings to increase opportunities for natural surveillance.

2) Achieve effective Natural Surveillance

3) To afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development.

4) Achieve effective Access Definition

5) Aim: To control access to the site through physical barriers - thereby increasing the effort required to commit a crime.

6) Achieve effective Territorial Reinforcement

7) Aim: To ensure that there is a sense of ownership for both public and private development by the legitimate users of this space. To promote a well cared for environment which is less vulnerable to criminal activities.

8) Achieve effective Defensible Space

9) Aim: To ensure that an area has the appearance of being cared for and ‘defended’ as a cared for environment can reduce the committal of crime and the fear of crime.

Controls

a) Locate ‘active’ uses such as businesses and offices on lower floors and residences on upper floors. Through this, businesses can be observed after-hours by residents and residences observed by businesses during business hours –

Note: refer to Council’s planning requirements in relation to the particular zone.

b) Include cafes and other active uses within parks and in view of car parks;

c) Incorporate active land-uses such as car wash services, taxi ranks and kiosks etc. within car parks to increase casual surveillance.
2.9.8. Residential Development

Many houses display elements of ‘Crime Prevention through Environmental Design’ (CPTED) though their owners may not be aware of it.

Residents often ensure that dense planting doesn't block their front windows which enhance natural surveillance from the public street area to the house.

Multi-unit housing developments can range from small town house developments of three or four dwellings to large residential unit developments which may contain many homes and associated communal facilities and open space.

In addition to the obvious safety and security factors such as lighting and adequate security hardware, it is important to ensure that small details such as ‘safety reminders’ in the form of strategically placed notices are not forgotten in the design of multi-unit developments.

The following requirements are also applicable:

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site and Building layout</td>
<td></td>
</tr>
<tr>
<td>1) Appropriate site and building layout will assist to afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development, and</td>
<td></td>
</tr>
<tr>
<td>2) Control access to the site through physical barriers - thereby increasing the effort required to commit a crime.</td>
<td></td>
</tr>
<tr>
<td>a) Allow for natural observation from the street to the dwelling, from the dwelling to the street and between dwellings.</td>
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</tr>
<tr>
<td>b) For single dwelling and dual occupancies, orientate the main entrance towards the street or both streets when located on a corner;</td>
<td></td>
</tr>
<tr>
<td>c) Secondary dwellings should be orientated towards the main dwelling - ensuring good visibility between both dwellings;</td>
<td></td>
</tr>
<tr>
<td>d) Positions habitable room windows at the front of the dwelling:</td>
<td></td>
</tr>
<tr>
<td>e) Garages and carports should not dominate the front of the building;</td>
<td></td>
</tr>
<tr>
<td>f) Access to dwellings should not be from a rear lane; and</td>
<td></td>
</tr>
<tr>
<td>g) Building entries should not generally be setback more than 10m from the street frontage.</td>
<td></td>
</tr>
</tbody>
</table>
Objectives

Multi Dwelling Housing
Multi Dwelling Housing should be designed to:

1) Afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development.

2) To ensure that there is a sense of ownership for both public and private development by the legitimate users of this space. To promote a well cared for environment which is less vulnerable to criminal activities.

Controls

a) For Multi-unit housing, Individual dwellings should be designed to overlook communal areas such as play areas, swimming pools, gardens etc.

b) Ensure access between dwelling entry and street frontage is direct.

c) Dwellings and communal areas should be designed to give a sense of territory and ownership;

d) Where balconies form part of the layout, promote unobtrusive casual surveillance.

e) Dwellings adjacent to communal areas should have at least one habitable room window overlooking the communal area;

f) Avoid recessed doorways which restrict opportunities for casual surveillance;

g) Individual levels or section of levels should be distinguishable from the others through design features to enhance the sense of ownership; and

h) Direct overlooking should be avoided but casual surveillance may be achieved from balconies by using materials such as lattice screening.

Building Design

The design of buildings should enhance:

1) Maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development.

2) Control of access to the site through physical barriers - thereby increasing the effort required to commit a crime.

3) The sense of ownership for both public and private development by the legitimate users of this space. To promote a well cared for environment which is less vulnerable to criminal activities.

Building Identification

1) Clearly indentifying buildings will assist in ensuring that an area has the appearance of being cared for and ‘defended’ as a cared for environment can reduce the committal of crime

a) Ensure dwellings are clearly identified by street number to prevent unintended access and to assist people trying to find the dwelling.

b) Each dwelling to be clearly numbered;

c) Unit numbers to be clearly provided on each
Security
The use of appropriate security measures will:
1) Control access to the site through physical barriers - thereby increasing the effort required to commit a crime.
2) Ensure that an area has the appearance of being cared for and ‘defended’ as a cared for environment can reduce the committal of crime and the fear of crime.

2.9.9. Commercial / Retail / Industrial Development and Community Facilities
Commercial and industrial areas often have ‘two lives’ being busy and active during the day and frequently deserted at night.

The introduction of mixed used - commercial and residential land-uses for example - helps to create more activity and reduce levels of vandalism and other crime - through a heightened sense of natural surveillance and ownership.

In the planning of shopping developments, the location of toilets is of importance when the potential safety of the centre’s customers is considered. The location of toilet facilities at the end of an isolated corridor can lead towards feelings of vulnerability and fear. These should be planned as an integral part of the centre - not tacked on in a ‘left over’ or ‘no rent’ location.

The following requirements are also applicable:

Objectives
and the fear of crime.

Controls
level; and
d) Each building entry point should clearly state the unit numbers accessed from that entry.

a) Provide an appropriate level of security for individual dwellings and communal areas to reduce the chances of unwanted access.
b) Main entry doors to be self-closing and signs should be displayed that residents / visitors do not leave doors wedged open;
c) Consider the installation of user / sensor electronic security gates at car park entrances, laundry and other communal areas; and
d) Install intercom, code or card locks or similar for main entries to buildings including car parks.

Objectives
Secure and Monitor

Controls
a) Provide an appropriate level of security for individual dwellings and communal areas to reduce the chances of unwanted access.
b) Main entry doors to be self-closing and signs should be displayed that residents / visitors do not leave doors wedged open;
c) Consider the installation of user / sensor electronic security gates at car park entrances, laundry and other communal areas; and
d) Install intercom, code or card locks or similar for main entries to buildings including car parks.

Objectives
Site and Building Layout

Controls
a) Provide entries which are clearly visible from the street.
b) Maximise the access and visibility of facilities - particularly toilets and parent’s room.
c) Facilities should be designed to encourage use. Locate main entrances / exits at the front of the site and in view of the street;
d) If staff entrances must be separated from the main entrance, they should maximise opportunities for natural surveillance from
Objectives

- Layout

Controls

- Avoid blank walls fronting the street; and
- In industrial developments, locate offices, staff facilities and administration areas to the front of the building.
- Locate toilets and parents' rooms close to areas of active use or regularly staffed areas e.g. reception desks / entry ways etc;
- Long corridors and blind corners should be avoided; and
- Corridors should be well lit and if blind corridors are unavoidable, mirrors should be installed to allow users to see ahead.
- Facilities should be clean and well maintained with vandal resistant fittings and lights.

Building Materials

Use of certain materials will:

1) Afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development.
2) Control access to the site through physical barriers - thereby increasing the effort required to commit a crime.
3) Ensure that an area has the appearance of being cared for and 'defended' as a cared for environment can reduce the committal of crime and the fear of crime.

Hours of Operation

Having varying hours of operation will:

1) Afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development.
2) Ensure that there is a sense of ownership for both public and private development by the legitimate users of this space. To promote a well cared for environment which is less vulnerable to criminal activities.

a) Use building materials which reduce the opportunity for intruder access.
b) Use toughened or laminated glass at ground floor level.
a) Provide adequate security to buildings with extended hours of operation.
b) Allocate security guards to patrol the surrounding areas of the building when necessary – advise patrons of this service.
2.9.10. Carparks

Many people feel vulnerable in carparks - particularly where these are multi-storey or underground.

Whether designing a car park for a commercial centre or for a housing development, particular attention needs to be given as to how the site will feel to people who use the facility.

Lighting is a key factor in determining the relative level of safety but a 'light' environment can be achieved not through electric lights. The sensitive use of colour, for example painting the ceilings white rather than leaving them as drab gray concrete, can brighten a car park through the reflection of light.

The following section defines standards for both ground-level carparks and secondly multi-storey carparks.

The following requirements are also applicable:

**Objectives**

**Lighting**

To ensure the location and type of lighting promotes user safety and to achieve effective Natural Surveillance.

1) To afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development.

2) To ensure that an area has the appearance of being cared for and 'defended' as a cared for environment can reduce the committal of crime and the fear of crime.

**Controls**

a) Lighting throughout the car park should conform to Australian Standard (AS) 2890.1 and AS1158.1 at the minimum;

b) Illuminate all external edges and access points to carparks during opening hours of the car park;

c) Lighting intensity for covered or underground car parks should be graded to allow for the visual adjustment of drivers and pedestrians - brighter lights to be used at the entrance an pedestrian ways and dimmer lights elsewhere; and

d) All lighting to be vandal resistant.

e) Lighting should be sufficiently bright to enable a car park user to see into the rear seat of a parked car before they enter the car;

f) Links between the car park and any associated land-use should be well lit;

g) Lighting should be on at all hours after dark while the car park is accessible for use - or operate on a sensor system; and

h) All associated facilities (telephones. Toilets etc.) to be adequately lit.

i) Ensure lighting is of adequate brightness
Objectives

Car Parks

Car park siting layout should:

1) Afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development.

2) Control access to the site through physical barriers - thereby increasing the effort required to commit a crime.

Controls

The following design principles should be considered in car park design:

a) Ensure car parks are designed to enhance the safety of all users and enable easy identification of vehicles.

b) Large expanses of car parking to be avoided where possible;

c) Large car parks to be divided into sections / groups of cars each visually distinguishable from the other (by colour coding, varied paving, landscaping, street furniture, signs etc.) to enable people to easily locate their vehicle;

d) If large expanses of parking cannot be avoided, effective surveillance should be provided;

e) Signs should be provided at the car park entrance and ideally throughout the car park advising people to lock their vehicles;

f) Access to the liftwell, stairs etc. should be clearly visible from each car parking space;

g) Unauthorised pedestrian access should be restricted where possible.

h) Entry/exit points at ground level to be located to maximise opportunities for casual surveillance from active nearby land uses or car park supervisor; and

i) Signs should be clearly visible from all parking spaces by day and night.

j) Where possible, car parks should be overlooked by windows from adjacent uses, e.g. dwellings and shops;

k) Parking spaces for more vulnerable users such as disabled people should be located in highly visible locations;

l) Avoid vegetation with concentrated top to bottom foliage in car parks - low ground cover is preferable; and

m) Facilities such as telephone, bicycle storage and spaces designated for specific user groups should be located in the most visible areas possible.

n) Entrances and exits for both cars and pedestrians should be limited, controlled where possible and suitably signposted.

o) The design of the car park should maximize opportunities for casual surveillance.
Objectives

Security

Appropriate security measures should:

1) Afford maximum casual surveillance of the proposed development, the street and other public areas, and of the street or public area from the proposed development.

2) Control access to the site through physical barriers - thereby increasing the effort required to commit a crime.

Signage

1) Signage should assist in ensuring that there is a sense of ownership for both public and private development by the legitimate users of this space. To promote a well cared for environment which is less vulnerable to criminal activities.

Controls

a) Provide adequate security and reduce opportunity for unauthorised access.
b) Use materials which enhance natural surveillance within the car park.
c) Use security devices e.g. intercom or remote locking facility where appropriate;
d) For large car parks, locate a ‘HELP’ point on each level and/or allocate security staff;
e) For multi-level car park, use only a limited area of the car park outside peak hours; and
f) Consider the use of boom gates or similar devices at entrances or exits of the car park.
g) Encourage the use of transparent materials for walls and doors; and
h) Paint the ceiling and walls of the car park in light colours to enhance brightness.

2.9.11. Open Spaces – Parks, Recreation Areas And Other Open Space

The safe design of parks and recreation areas is essential towards ensuring optimum community use of these areas.

In the City of Queanbeyan, approximately 312 hectares of land is either classified as open space - consisting of sports grounds, parks, recreational areas and natural open space areas.

While it is essential that open space provides an important link to plants and trees, it is important that open space is safe for all users. Overgrown and concealing vegetation can produce an unsafe environment through the creation of concealment places for potential offenders.

The promotion of effective natural surveillance and the development of a sense of ‘ownership’ for open spaces and community land both lead towards the heightened use and effective management of open space.
The following requirements are also applicable:

**Objectives**

**Landscaping**

Landscaping siting and selection should:

1) Afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development.

2) To ensure that an area has the appearance of being cared for and ‘defended’ as a cared for environment can reduce the committal of crime and the fear of crime.

**Controls**

- Provide planting that maximises visibility and minimises opportunities for intruders to hide.
- Choose plant species which provide minimum opportunities for people to hide; and
- When planting is provided within 5m of a pedestrian pathway, it should be lower than 1m or thin trunked with a high canopy.

**Lighting**

1) Lighting should afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development.

- Allow adequate brightness for people who use the open space area.
- Illuminate access points to open spaces and pathways;
- Locate brighter lights in highly used areas; and
- Ensure that all lighting - particularly at pedestrian level is vandal resistant.

**Site location and layout**

1) Siting location and layout should afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development.

- Encourage activity and allow for effective natural surveillance
- Open spaces to be clearly designated and situated at locations easily observed by people;
- Ideally, parks should have frontage on at least three sides to houses and streets;
- Parks and playgrounds should be placed in front of buildings, shopping centres etc. and should face streets rather than back laneways;
- To encourage use, seating, play equipment and BBQ areas should be provided;
- Seating should be conveniently located and easily seen;
- Facilities such as toilets and telephones should be located close to areas of active use;
- Access to facilities should be direct, highly visible and free of any obstruction; and
- Pathways should be direct and follow
Objectives

Signage
1) To provide appropriate signage

Access Control
1) Improve safety by controlling access to the site through physical barriers - thereby increasing the effort required to commit a crime.

Controls

pedestrian desire pathlines.

a) Ensure that signage is clearly visible, easy to read and simple to understand.

b) Both directional and behavioural signage should be provided at entrances to parks.

a) Ensure that optimum use of the space by legitimate users is encouraged.

b) Where after-hours access to parks is not intended, consider not lighting these as unlit areas are not attractive to vandals. This to be combined with suitable signage, locking systems etc. to denote hours of access to the open space area; and

c) Conversely, provide effective lighting if parks and open space is available for ‘after hours’ access.

da) Encourage design that promotes pride and a sense of place for the community.

b) Provide features that reflect the community’s needs (play equipment, quiet seating areas etc.);

c) Consider using cultural themes applicable to the area;

da) Encourage local community involvement in design; and

ea) Encourage volunteer management and maintenance of public areas.

f) Provide informal gathering places for young people based on input from young people likely to use the space, situational planning and risk assessment;

g) Involve young people in the process of designing and constructing recreation areas intended for their use; and

h) In areas where teenagers may congregate, allow plenty of standing and sitting spaces on horizontal surfaces and low walls around benches and other fixtures.
Objectives

Controls

i) Ensure that areas for youth recreation are appropriately designed and sited.

2.9.12. Subdivision Design

The design of residential subdivisions directly influences the relative positioning of houses, open space and community facilities. It has been shown that there are substantial differences in burglary rates on differing subdivision and road types.

It was shown in the study conducted by the City of Gosnells (WA) that there is a higher risk of burglary in cul-de-sac streets which are linked by pedestrian laneways. Conversely, the burglary rate for cul-de-sac streets NOT linked by pedestrian laneways was shown in the study to be lower than for other street types.

The Gosnells study also showed that burglary rates were lower for houses which face each other and are sited horizontally to their frontage - rather than not facing each other - generally on lots which are sited vertically from the street frontage.

The following requirements are also applicable:

Objectives

Controls

Subdivision and Street Pattern

1) Designs should allow maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development.

a) Ensure that the pattern of subdivision will allow proposed houses to face each other.

b) Where practicable, subdivision lots should be designed to allow the entrances and main frontage of all houses to face the street and the opposite house - subdivision lots should have horizontal rather than vertical positioning to the street;

c) Where possible, do not include pedestrian walkways in residential subdivisions - particularly in association with cul-de-sac streets;

d) Provide a variety of lot sizes to ensure a variety of dwelling types. This will encourage a mix of family types and income groups;

e) Locate deeper lots on major streets as this will allow houses to be set back from potentially noisy traffic - avoiding the need for high walls to reduce sound.

f) Provision should be made for corner lot design to afford surveillance of the street from both sides of the proposed house on the lot; and
Objectives

Controls

At the time of subdivision, every effort should be made to reduce the potential for blank walls. Subdivision should anticipate the eventual construction of buildings which are able to maximise surveillance, especially at corner lots.

Public and Private Space Location

1) Ensure maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development is afforded using public and private space locations

a) Illuminate access points to open spaces and pathways;

b) Locate brighter lights in highly used areas; and

c) Ensure that all lighting - particularly at pedestrian level is vandal resistant.

d) Ensure appropriate and clear separation of public and private spaces within the subdivision.

Site Location and Layout

1) Afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development by using appropriate subdivision layout

a) Encourage activity and allow for effective natural surveillance

b) Where possible, avoid private gardens being directly adjacent to public parks or other open space. This can lead to the inclusion of blank walls dividing this space - and reduced natural surveillance for the public open space.


While overpasses and underpasses have contributed to easy access and safety in many situations, safety issues related to underpasses are generally regarded as major sources of crime risk. This is generally attributable to concealment opportunities, insufficient lighting and poor visibility into the underpass from entrances. If pedestrian underpasses have limited natural surveillance, they may become the location for illegal and anti-social activities such as illicit drug dealing and drug taking.

If there is an alternative, it is preferable not to have underpasses!

The following requirements are also applicable:
Objectives

Ensure effective design of underpasses and overpasses.

1) Design of under and over passes should afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development.

Controls

a) Make use of space in underpass design to avoid claustrophobic atmosphere and allow for easy turn around by pedestrians in case of emergencies;

b) Underpasses must be straight in alignment without any recesses - clear visibility from one end of the underpass to the other is essential;

c) Ensure that the entrances and exits of underpasses are visible from shops, homes and other areas of frequent pedestrian traffic;

d) Underpasses are to be sufficiently wide to accommodate both pedestrian and cycle traffic - in accordance with AUSTROADS Guide to Traffic Engineering Practice Part 14 - Bicycles;

e) If mirrors are located outside of the underpass, lighting within the underpass must be sufficiently bright (approximately 800 lux) to create a reflection on the mirror;

f) Provide signs at either end of an underpass indicating where it leads and an alternative route to use at night;

g) Where possible close underpasses at night; and

h) Ensure that screens and fencing bounding overpasses are open and allow for natural surveillance to reduce opportunities for the throwing of missiles at pedestrians and cars and promote visibility to and from the overpass.

Ensure effective maintenance of underpasses and overpasses

1) Ensure effective maintenance to afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development.

2) Effectively maintenance to ensure that an area has the appearance of being cared for and 'defended' as a cared for environment can reduce the committal of crime and the fear of crime.

Controls

a) Underpasses and overpasses to be adequately lit by either natural or artificial sources; and

b) Ensure that lighting is vandal-resistant and regularly checked.
Objectives

Clearly Define and Locate Pedestrian Routes.

1) To afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development by defining and locating pedestrian routes.

2) To control access to the site through physical barriers - thereby increasing the effort required to commit a crime by defining and locating pedestrian routes.

Ensure Safe Design of Pedestrian Routes.

1) To afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development ensure safe design of routes.

Ensure Effective Lighting of Pedestrian Routes.

1) Afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development by ensure good visibility at all times.

Controls

a) Clearly display emergency and maintenance phone-numbers in the underpass and overpass;

b) Provide adequate drainage and access to water so that underpasses can be regularly hosed down; and

c) Inspect the cleanliness and general maintenance of underpasses on a regular basis.

d) Ensure that underpasses are adequately lit by either natural or artificial sources; and

e) Ensure that lighting is vandal-resistant and regularly checked.

a) Clearly define lanes, alleys and other pedestrian routes through the use of lighting, path design and effective maintenance including the removal of all potentially concealing vegetation;

b) Where possible ensure pedestrian walkways provide a ‘straight path’ throughout the course of the route - bends or ‘dog-legs’ should not be included in the walkway design;

c) Where possible design walkways and other pedestrian routes to link together in a logical way; and

d) Where possible avoid ‘short-cuts’ through residential developments to discourage the movement of non-legitimate users through the area.

a) All pedestrian paths to be accessible for all users - including people with a disability - through ensuring appropriate suitable width, slope and surface material of the path; and

b) Avoid dense shrubbery around pedestrian paths and set low shrubs well back from paths;

c) Identify lighting priorities such as commonly used paths and provide consistent, even lighting along paths - avoiding situations of ‘glare and shadow’;

d) Focus lighting on pedestrian walkways not
Objectives

lighting.

Controls

on adjacent dwellings so that it doesn’t shine into dwelling windows; and

e) Place lighting on footpaths to ensure effective visibility for pedestrians using the route and to afford effective natural surveillance from nearby dwellings and other landuses.

2.9.14. Bicycle Paths

In recent years, there has been a strong emphasis on encouraging alternative forms of transport, particularly walking and cycling. To encourage the maximum use of cycle paths, the safe design and location of these facilities is essential.

The safe use of cycle paths after dark must also be ensured through suitable design and lighting.

The following requirements are also applicable:

Objectives

Ensure safe cycle routes

1) To afford maximum casual surveillance of the proposed development the street and other public areas, and of the street or public area from the proposed development to ensure cycle routes are safe.

2) To ensure that an area has the appearance of being cared for and ‘defended’ as a cared for environment can reduce the committal of crime and the fear of crime and to ensure cycle routes are safe.

Controls

a) Bicycle routes to be well lit and well maintained with the inclusion of clear signage;

b) Inclusion of lighting to a level of 5 to 7 lux along any bicycle path;

c) Allow for clear sightlines for cyclists through the inclusion of low planting only or clear trunked trees adjacent to the bicycle path and at key intersection and stopping points along the route;

d) Provide clear directional signs in relatively isolated areas such as parks and industrial areas and provide signs indicating alternative ‘after-hours’ routes; and

e) Bicycle parking and locking facilities to be in accordance with AS2890.3: Parking Facilities-Bicycle Parking Facilities.
2.10. Subdivision

2.10.1. Introduction
This part of the DCP outlines the requirements relating to the preparation of subdivisions and applies to all development within the Queanbeyan LGA. These controls should be read in conjunction with the Queanbeyan City Council Engineering Design Specifications and the Queanbeyan City Council Construction Specifications.

2.10.2. Relationship to Other Plans, Policies and the Like
This element must be read in conjunction with the other sections of this plan, as a SWVM Plan could be required for any development, as specified throughout this element.

The applicable clauses from the Queanbeyan Local Environmental Plan 2012 are:
2.6 Subdivision—consent requirements
4.1B Subdivision using average lot sizes
4.2 Rural subdivision
4.2A Strata subdivisions in certain residential, rural and environmental zones

2.10.3. Objectives:
The objectives that are to be complied with for subdivision are:

1) Provide for a range of allotment sizes to suit a variety of residential development.
2) Ensure that the size of an allotment is sufficient to provide a useable area for building, landscaping and access;
3) Minimise any likely impact of subdivision and development on the amenity of neighbouring properties;
4) Minimise any likely impact of subdivision and development on significant topographical and natural features of an allotment; and
5) Control the scale of development so that it is compatible with the housing characteristics of the locality.
6) Protect natural and cultural resources (e.g. native flora and fauna and places/items of Aboriginal and European heritage value) from land use or management practices which will lead to degradation or destruction.
7) Encourage the provision of useable open space which has the capacity for multi-use and is able to cater for a variety of recreational needs.

2.10.4. General Subdivision Submission Requirements for rural and environmental zones
The following matters are to be addressed when seeking development consent to subdivide land in a rural or environmental zone:

1) the proposal shall be shown on a contour map of scale 1:10,000 with contour intervals not greater than five (5) metres;
2) existing cadastral boundaries must be shown on a map and all adjoining Crown land (including Crown roads) must be identified;
3) the proposed lot boundaries, building envelopes and road centre lines shall be established on site and marked accurately. Proposed allotments shall be marked at each corner by one metre high stakes and the centres of building envelopes shall be
identified by a one metre high stake with suitable highly visible tape. Road centre lines shall be marked with stakes at 100 metre intervals. This shall be done before the application is submitted;

4) An application for subdivision must be accompanied by an environmental review, which is a full description of the proposal supported by maps, plans and diagrams, as well as separate specialist reports. Refer to Part 6 of this DCP for details on these requirements.

The environmental review must give a clear understanding of the development and its likely environmental impact, describe the proposal, the location, the local topography, adjacent development, adjacent land uses, lot size and layout pattern, land ownership and available services such as roads, electricity, transport, education facilities and emergency services. Layout of subdivisions should be based on an appreciation of the capability of the land to support the development.

An environmental review shall include a map of the constraints to development, clearly indicating:

a) steeply sloping land, i.e. >20 per cent, above which house construction is not appropriate;

b) floodplains and poorly drained land which are also unsuitable for building;

c) prominent ridgelines visible from surrounding areas;

d) vegetation cover, including environmentally sensitive areas supporting significant biodiversity, native vegetation, wildlife corridors, habitat for threatened species and endangered ecological communities;

e) areas that would impinge on the privacy and agricultural operations of neighbouring properties;

f) sites suitable for dams or artificial wetland areas that would catch sediments and nutrients emanating from the subdivision, particularly during the construction/development stage;

g) any existing dwelling houses and ancillary buildings on the land and the setback distances from the proposed new lot lines.

h) agricultural capability with particular attention being given to soils, agricultural land classification (refer to Department of Agriculture maps held by Council), slopes, current land use, extent of land degradation, areas suitable for improved pasture and topography; and

i) property boundaries, size and shape.

The location of any of the vegetation communities listed under the Threatened Species Conservation Act 1995 must be shown on the map.

If the subdivision is approved, a condition of consent will require the delineation of building restriction precincts (building envelopes) on the final surveyed plan of subdivision. An instrument under section 88B of the Conveyancing Act 1919 attaching to the title of the lots created and restricting building to within the precincts will be required, with Council being nominated as the authority with sole power to vary the restriction.
2.10.5. Controls

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

2.10.6. General Design

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
</table>
| 1) Subdivision design and density reflects the land capability, natural constraints and hazard of the land and is consistent with and enhances the character of the surrounding residential development | a) Consent must not be granted to a subdivision of land unless Council is satisfied that the density of the allotments to be created reflects the land capability, natural constraints and hazard of the land and is consistent with and enhances the character of the surrounding residential development.  
b) Land should not be divided:  
   i) in a manner which would prevent the satisfactory future division of land, or any part thereof;  
   ii) if the proposed use is likely to lead to undue erosion of the land and land in the vicinity thereof;  
   iii) unless wastes produced by the proposed use of the land can be managed so as to prevent pollution of a public water supply or any surface or underground water resources;  
   iv) unless the development achieves the most efficient use of existing utility services (such as water supply and sewerage services), roads and streets. Where connection to sewer is not possible, the allotment shall be suitable for on-site effluent disposal without adverse effect on ground or surface water quality.  
v) if the size, shape and location of, and the slope and nature of the land contained in each allotment resulting from the division is unsuitable for the purpose for which the allotment is to be used;  
v) where the land is likely to be inundated by floodwaters; |
Objectives | Controls
--- | ---
vii) where the proposed use of the land is the same as the proposed use of other existing allotments in the vicinity, and a substantial number of allotments have not been used for that purpose; and
viii) if the division and subsequent use if likely to lead to the clearance of one or more significant trees.
c) where any lot being created in a subdivision is of mixed title, the land held under Old System Title within that lot shall be brought under the Real Property Act.

### 2.10.7. Lot Size and Design

**Objectives**

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

**Controls**

a) The density of allotments should maintain and promote the residential character of the area for infill subdivisions.
b) Lot sizes should be compatible with the character of the surrounding area and are to comply with Clauses 2.6, 4.1, 4.1B, 4.2 and 4.2A in the Queanbeyan Local Environmental Plan 2012 and the minimum area requirement as specified on the Lot Size Map.
c) Lot sizes and lot layouts in urban release areas should take account of the environmental constraints of the area and be designed to conserve agricultural productive land (where applicable) and the retention of any significant natural features of the site.
d) Lot sizes and lot layouts in urban release areas which increase potential resident density shall be sited in close proximity to public transport nodes and to commercial/community facilities.
e) Lot size and lot layouts should reflect the servicing capacity of the area.
### 2.10.8. Flora and Fauna

**Objectives**

1) To encourage subdivision which recognises the value of threatened species, populations and ecological communities and their habitats and which has a minimal impact on them.

2) To encourage subdivision design which recognises the value of native vegetation and which provides measures to conserve and enhance it where practicable.

3) To encourage subdivision which comply with all applicable legislative requirements.

**Controls**

- a) Submission to Council of an “eight point test”, and if required, a Species Impact Statement which complies with the *Threatened Species Conservation Act 1995*.
- b) Application of any measures or amelioration measures identified in the eight point test or the Species Impact Statement.
- c) Implementation of design and construction measures to achieve the relevant provisions of the applicable LEP.
- d) Native vegetation which adds to the visual amenity of the locality and/or which is environmentally significant should be preserved in the design of the subdivision proposal.

### 2.10.9. Natural Hazards

**Objectives**

1) To design and construct subdivisions which minimise the exposure of future residential development, residents and users to natural hazards such as slip, bushfire and flood.

2) To design and construct subdivisions which comply with all applicable legislative requirements.

**Controls**

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

### 2.10.10. Contamination

**Objectives**

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

**Controls**

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

Objectives

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

Controls

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

2.10.12. Aboriginal & European Heritage

Objectives

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

Controls

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

2.10.13. Roads, Traffic (vehicles, cyclists & pedestrians) and access

Objectives

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

Controls

a) Subdivisions designed so that allotments along a main and arterial road have access from a local or secondary road.
b) Subdivisions designed to maximise the safety of pedestrians using the road reserve.
c) Subdivisions which are designed to comply with any applicable legislative requirements.
d) Provision of footpaths in accordance with the Queanbeyan Section 94 Contribution Plan 2012.

e) Provision of an off road cycleway where required in accordance with the Queanbeyan Section 94 Contribution Plan 2012.
f) Compliance with the Queanbeyan City Council design and engineering specifications applicable to roads, crossings, footpaths, cycleways, bus shelters and the like.
g) Provision shall be made for coinciding physical and legal access to all proposed lots;

Objectives

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

Controls

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

2.10.15. Service Provision

Objectives

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

Controls

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

2.11.1. Introduction
This part of the development control plan specifies the height controls for buildings and applies to all development in the Queanbeyan Local Government Area.

2.11.2. Relationship to Other Plans, Council Policies and the Like
The relevant clause of the *Queanbeyan Local Environmental Plan 2012* is clause 4.3 Height of buildings.

2.11.3. Objectives and controls

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) To ensure that the height of buildings complement the streetscape or the historic character of the area in which the buildings are located,</td>
<td>a) Height of buildings shall comply with clause 4.3 of the Queanbeyan Local Environmental Plan 2012 – Height of Buildings and the associated maps.</td>
</tr>
<tr>
<td>2) To protect the heritage character of the Heritage Conservation Area and the significance of heritage buildings and heritage items,</td>
<td>b) Where a maximum height is not specified for the land under the <em>Queanbeyan Local Environmental Plan 2012</em>, the building height proposed will be assessed on its merits and how it satisfies the objectives of this element.</td>
</tr>
<tr>
<td>3) To nominate heights that will provide a transition in built form between varying land use intensities.</td>
<td>c) Business zones contain more specific requirements for the height controls. Refer also to Part 7 of this DCP.</td>
</tr>
</tbody>
</table>
2.12. Airspace Operations and Airport Noise

2.12.1. Introduction
This part of the development control plan outlines requirements to ensure the protection of surrounding airports and airspace. The controls apply to all development in areas subject to this DCP and shown on the Obstacle Limitation Surface Map for the Canberra Airport, as produced in the Canberra Airport Approved Master Plan 2009 - Chapter 13: Airspace Protection; and Noise sensitive developments in the Queanbeyan Local Government Area subject to aircraft noise, as shown on the ANEF map as produced in Queanbeyan City Council’s Aircraft Noise Assessment Information Sheet.

2.12.2. Relationship to Other Plans, Council Policies and the Like
The relevant clauses in the Queanbeyan Local Environmental Plan 2012 are 7.5 Airspace Operations and 7.6 Development in areas subject to Airport Noise. The following documents may also need to be referred to:

1) AS 2021-2000 Acoustics-Aircraft noise intrusion- Building site and construction
2) The approved Canberra Airport Master Plan 2009

The following maps are also relevant:

1) Australian Noise Exposure Forecast Contour (ANEF) Map for Canberra Airport as endorsed by the Department of the Commonwealth responsible for airports.
2) This ANEF map is reproduced in Queanbeyan City Council’s Aircraft Noise Assessment Information Sheet.
3) Obstacle Limitation Surface Map for Canberra Airport (OLS Map) as produced in the Canberra Airport Approved Master Plan 2009 - Chapter 13: Airspace Protection and Noise sensitive developments in the Queanbeyan Local Government Area subject to aircraft noise
4) Procedures for Air Navigations Systems Operations Surface Map for the Canberra Airport (PANSOps Map)

2.12.3. Airspace Operations

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) To provide for the effective and ongoing operation of the Canberra Airport by ensuring that such operation is not compromised by proposed development that penetrates the Obstacle Limitation Surface or the Procedures for Air Navigation Systems Operations Surface for that airport,</td>
<td>a) Development shall comply with clause 7.5 of the Queanbeyan Local Environmental Plan 2012 – Airspace Operations.</td>
</tr>
<tr>
<td>2) To protect the community from undue risk from airport operation.</td>
<td>b) Any structure, whether temporary or permanent, proposed to breach the obstacle limitation surface must be referred to the Canberra Airport and relevant authorities for assessment</td>
</tr>
</tbody>
</table>
### 2.12.4. Airport Noise

**Objectives**

1) To prevent certain noise sensitive developments from being located near the Canberra Airport and its flight paths,

2) To assist in minimising the impact of aircraft noise from that airport and its flight paths by requiring appropriate noise attenuation measures in noise sensitive buildings,

3) To ensure that land use and development in the vicinity of that airport does not hinder or have any other adverse impacts on the ongoing, safe and efficient operation of that airport.

**Controls**

a) All development must comply with clause 7.6 of the Queanbeyan Local Environmental Plan 2012 – Development in areas subject to aircraft noise.

For further information and guidance, please refer to the *Building Code of Australia* and the information sheet on Aircraft Noise Assessment located on Council’s website at the following location: [Building and Planning Information Sheets](#), or obtain a hard copy from the Council office, for requirements.
2.13. Preservation of Trees and Vegetation

2.13.1. Introduction
This part of the development control plan specifies the species or kinds of trees or other vegetation that are prescribed for the purposes of this clause and applies to any development that involves the removal of trees and vegetation. It also outlines the circumstances in which trees can be removed, and where development consent or permit is required from Council.

2.13.2. Relationship to Other Plans, Council Policies and the Like
This element repeals the previous Tree Preservation Order.

The Native Vegetation Act 2003 is the overarching legislation governing the protection of native vegetation in NSW, and as such the provisions of this act must be applied where this element applies.

The following clauses from the Queanbeyan Local Environmental Plan 2012 apply that need to be considered are:
- 5.9 – Preservation of Trees and Vegetation
- 5.9AA – Trees or Vegetation not prescribed by Development Control Plan
- 5.10 – Heritage
- 7.9 – Queanbeyan Scenic Protection Area
- 7.11 – Riparian Land and Waterways

Various community land Plans of Management are referenced in this document with regard to maintenance of vegetation on public land. More detailed maintenance for particular sites can be found on the Community Land Plans of Management section of Council’s website.

Other sections of this DCP also deal with vegetation in certain circumstances, and these should also be referred to. These include:
- Part 4 – Heritage and Conservation
- Part 6 – Rural and Environmental Living Zones
2.13.3. Objectives and Controls

Objectives

1) To preserve the amenity of the area, including biodiversity values through the preservation of trees and other vegetation

2) To protect significant trees and vegetation from removal to enhance Queanbeyan streetscape character

3) To preserve the amenity of the area, including biodiversity values through the preservation of trees and other vegetation

Controls

a) A permit is required for the removal, ringbarking, lopping, topping, poisoning, pruning or relocation of all existing trees, both native or exotic, having:

i. a height of 6 metres or greater, or

ii. a canopy spread of 3 metres or greater, or

iii. patches of remnant vegetation are to be preserved,

iv. with the exception of the types listed in subclause (c);

b) A development application is required for works affecting a “significant” tree. All trees identified as ‘Significant’ by Council, and nominated or registered as such on Council’s significant tree register, regardless of height, canopy or location, must be retained, preserved, protected and maintained. Special requirements apply for the removal or pruning of “significant” trees. For further information on these requirements, please contact Council’s Parks and Recreation Section.

c) Consent is not required for the removal, ringbarking, lopping, topping, poisoning, pruning or relocation of vegetation subject to this clause vegetation under the following circumstances:

i) Within 6m of a residential building in an urban area or within 12m of a residential building in a rural area, unless that tree is listed as Significant or within a scheduled Heritage Conservation Area

ii) It is listed as a woody weed on Queanbeyan Noxious Weeds Schedule

iii) To be pruned as part of routine pruning of fruit trees, forestry work or commercial horticulture.

iv) Is an exotic environmental weed within the riparian zone of Queanbeyan River, Jerrabomberra Creek or their contributories shown as a blue line on a topographical
Objectives

Controls

map.

v) An exotic environmental weed within bushland subject to an adopted Plan of Management, including Mt Jerrabomberra, Hoover Road Conservation Area and Stringy Bark Ridge.

vi) Trees on Council Managed Lands, (both Community and Operational), where the proposed works have been approved by the Manager Parks and Recreation.

d) Development consent not required for any works as described in clause 5.9AA of the Queanbeyan Local Environmental Plan 2012.
Table 7 – When is a landscaping plan required and who can prepare one?

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Required plans to accompany DA</th>
<th>Plans prepared by land owner/proponent/other</th>
<th>Plans prepared by accredited landscape consultant</th>
<th>Construction implemented by accredited landscape contractor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Houses (within the Scenic Protection Area identified in the QLEP 2012)</td>
<td>Landscape Plan</td>
<td>✔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development comprising 2 dwellings</td>
<td>Site Analysis Plan</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td></td>
<td>Landscape Plan</td>
<td></td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>Development comprising 3 - 9 dwellings</td>
<td>Site Analysis Plan</td>
<td>✔</td>
<td></td>
<td>✔</td>
</tr>
<tr>
<td></td>
<td>Landscape Plan</td>
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<tr>
<td>Development comprising 10 or more dwellings</td>
<td>Site Analysis Plan</td>
<td></td>
<td>✔</td>
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<tr>
<td></td>
<td>Landscape Plan</td>
<td></td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>Industrial type development (generally large development) (except as described below)</td>
<td>Site Analysis Plan</td>
<td>✔</td>
<td></td>
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<tr>
<td></td>
<td>Landscape Plan</td>
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</tr>
<tr>
<td>Industrial type development (generally)</td>
<td>Landscape Plan</td>
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</table>
### Queanbeyan Development Control Plan 2012

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Required plans to accompany DA</th>
<th>Plans prepared by land owner/proponent/other</th>
<th>Plans prepared by accredited landscape consultant</th>
<th>Construction implemented by accredited landscape contractor</th>
</tr>
</thead>
<tbody>
<tr>
<td>small development)</td>
<td></td>
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<tr>
<td>• Change of use, eg a change to a less intensive use or does not alter;</td>
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<tr>
<td>• Refurbishment</td>
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<tr>
<td>• Extension to existing development; and</td>
<td></td>
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<tr>
<td>• The like</td>
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<td></td>
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<tr>
<td>Educational Establishments, Tourist Facilities, Child Care Centres, Hospitals &amp; the like</td>
<td>Site Analysis Plan</td>
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<td>Commercial premises</td>
<td>Landscape Plan</td>
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<tr>
<td>Commercial premises where additional and/or car parking is required</td>
<td>Site Analysis Plan</td>
<td>Landscape Plan</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Development Type</td>
<td>Required plans to accompany DA</td>
<td>Plans prepared by land owner/proponent/other</td>
<td>Plans prepared by accredited landscape consultant</td>
<td>Construction implemented by accredited landscape contractor</td>
</tr>
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<td>-------------------------------------------------------</td>
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<td>--------------------------------------------------</td>
<td>----------------------------------------------------------</td>
</tr>
<tr>
<td>Development within Rural and Environmental Zones</td>
<td>Site Analysis Plan</td>
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<tr>
<td></td>
<td>Landscape Plan</td>
<td>☑</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Subdivision where land includes future public land</td>
<td>Site Analysis Plan</td>
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<td>☑</td>
<td>☑</td>
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<td></td>
<td>Landscape Plan</td>
<td>☑</td>
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<td></td>
</tr>
<tr>
<td>Development within the Scenic Protection Area identified in the QLEP 2012 (except as described above)</td>
<td>Site Analysis Plan</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td></td>
<td>Landscape Plan</td>
<td>☑</td>
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</tr>
</tbody>
</table>

Notes:
1) For development that is not covered sufficiently in the table contact Council’s Sustainability & Better Living Section.
2) Category 1 work can be constructed by category 1 or category 2 landscape contractor.
3) Construction implemented by category 2 landscape contractor should be in accordance with landscape plans prepared by category 2 landscape consultant.
4) Category 2 work shall be certified by a category 2 landscape consultant.
Queanbeyan Development Control Plan 2012

Part 3A

Urban Residential Development

<table>
<thead>
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<th>Adopted by Council:</th>
<th>12/12/2012</th>
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<tr>
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<td>PDR 103/12</td>
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<tr>
<td>Reference number:</td>
<td>SF070454</td>
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<td>Notification:</td>
<td>21/12/2012</td>
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Part 3  Urban Residential Development

3.1 Introduction

3.1.1 Purpose of this Part

This part of the development control plan outlines the requirements for development within areas zoned Residential under Queanbeyan Local Environmental Plan 2012 except for land zoned R5 Large Lot Residential.

3.1.2 Objectives for Residential Development

1) Encourage development that complements and enhances the built environment and has minimal impact upon the existing amenity and the scenic protection areas as identified in the Queanbeyan Local Environmental Plan 2012.

2) Provide for a mix of housing and tenure choice, including affordable housing.

3) Encourage and promote development which is ecologically sustainable.

4) Dwellings and ancillary development are compatible with the scale and bulk of existing development and any likely future residential development on adjacent lands.

5) Dwellings are designed to provide their occupants with adequate levels of comfort, security and amenity.

6) Dwellings and ancillary development are designed to consider the topography of the site, minimise cut and fill, maintain the natural vegetation where possible and minimise the impact on streetscape. External colours and materials should be compatible with the local environment.

3.1.3 Relationship to Other Plans and Council Policies

There are a number of clauses in the State Environmental Planning Policies that may need to be considered.

These will depend on the nature and location of the development with examples including:

1) State Environmental Planning Policy (Affordable Rental Housing) 2009

2) State Environmental Planning Policy (Building Sustainability Index :BASIX) 2004

3) State Environmental Planning Policy (Housing for Seniors or People with a disability) 2004

4) State Environmental Planning Policy No 65 Design Quality of Residential Flat Development

5) State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

There are also a number of principal development standard clauses in Queanbeyan Local Environmental Plan 2012 that may be relevant, namely, height of buildings and minimum lot size. These differ depending on whether a residential development is for a single dwelling, dual occupancy, multi dwelling housing or residential flat building.

A number of additional local provisions may also apply found in Part 7 of the Plan such as:

7.1 Erection of dwelling houses on certain rural and environmental protection zones

7.2 Erection of secondary dwellings
7.4 Earthworks
7.5 Flood planning
7.7 Development in areas subject to aircraft noise
7.8 Essential services
7.9 Queanbeyan Scenic Protection Area

Residential development may also generate what is known as development contributions. Should the development be approved these are payable prior to work commencing. The Queanbeyan City Council Section 94 Contributions Plan 2012 and the Queanbeyan Development Services Plans for Water Supply and Sewerage can be found at Council's website.
Part 3A  Single Dwelling Residential Development

3.2  Compatibility with Neighbourhood Character

Design principles and objectives aim to ensure that new development should be designed to complement and harmonise with the positive elements of existing development on adjacent land and in the locality. Compatibility with neighbourhood character can be assessed in terms of:

1) the manner in which a building addresses the street
2) external material, patterns, textures and decorative elements
3) building height and roof form and pitch
4) building setbacks
5) fences, screen walls and vegetation
6) Significant planting may assist in signifying entry points

3.2.1  External Materials, Patterns, Textures and Decorative Elements

Objectives

1) To ensure high amenity and continuity of design and character in residential areas.

Controls

a) Residential development shall be compatible with existing development with regard to external materials, patterns, textures and decorative elements.

3.2.2  Siting and Building Setbacks

Note: Building setback shall be in accordance with Table 1 below, Figures One, Two and Three and the following requirements:

Objectives

1) To ensure quality residential development by preventing overdevelopment and respecting the amenity of neighbours.

Controls

a) The minimum building setback for single storey development shall be 6.0m to the principal road frontage and 4.0m to the secondary road frontage.

b) The minimum building setback for two storey development shall be 7.5m from the principal road frontage.

c) Setbacks to side boundaries are subject to consideration of impact on privacy, private open space and solar access of adjoining properties & BCA.

d) No clothes drying areas are to be located within the front setback area unless they are suitably screened from.
3.2.3 Special Siting Requirements

Certain areas of Queanbeyan have special siting requirements for residential development. Examples include Greenleigh Estate, Kingsway Estate, The Ridgeway and Jerrabomberra Heights and any dwellings within the Scenic Protection Area as shown on the Scenic Protection Area Map of the Queanbeyan Local Environmental Plan 2012 or on the urban fringe.

Part 5 Local Area Provisions contain more site specific controls for these particular areas and Part 6 contains controls for residential development within the rural and environmental zones and R5 Large Lot Residential zones. It is suggested that applicants contact Council to see if there are any special requirements in relation to their property.

3.2.4 Siting of Dwellings and Outbuildings

<table>
<thead>
<tr>
<th></th>
<th>Front Boundary</th>
<th>Rear Boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Major Frontage</td>
<td>Minor Frontage</td>
</tr>
<tr>
<td>Dwelling</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Storey *</td>
<td>6.0m</td>
<td>4.0m</td>
</tr>
<tr>
<td>Two or more Storeys *</td>
<td>7.5m</td>
<td>4.0m</td>
</tr>
<tr>
<td>Free standing garage/ carport/ swimming pool or similar</td>
<td>6.0m</td>
<td>4.0m</td>
</tr>
<tr>
<td>Corner Allotments with Long Curved Frontages</td>
<td>5.0m</td>
<td>5.0m</td>
</tr>
</tbody>
</table>
Figure 1

BUILDING SETBACKS MEASURED FROM PROPERTY BOUNDARY FOR DWELLING HOUSES AND ANCILLARY DEVELOPMENT ON CORNER BLOCKS WITH LONG CURVED FRONTAGES.

* Council may consider variations to the rear building line setback subject to an assessment of the merits of the proposed dwelling house design.

Encroachments less than 1.0 metre into building line setback for less than 25% of street frontage may be accepted by Council subject to an assessment of the merits of the proposed dwelling house design.

DIAGRAM NOT TO SCALE
BUILDING SETBACKS MEASURED FROM PROPERTY BOUNDARY For DWELLING HOUSES AND ANCILLARY DEVELOPMENT ON TYPICAL CORNER BLOCKS.

STREET (8 m width) with splay corner

GARAGE

TWO STOREY

SINGLE STOREY

GARAGE

4m

4m

5.5m

4m

8m

7.5m

NB: Encroachments less than 1.0 metre into building line setback for less than 25% of street frontage may be accepted by Council subject to an assessment of the merits of the proposed dwelling house design.

DIAGRAM NOT TO SCALE
Figure 3

BUILDING SETBACKS FOR DWELLING HOUSES AND ANCILLARY DEVELOPMENT ON ALLOTMENTS WITH SINGLE ROAD FRONTAGE.

STREET

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td></td>
<td>7.5m</td>
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<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>GARAGE</td>
<td>TWO STOREY</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>4m</td>
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<tbody>
<tr>
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<td>6m</td>
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<td></td>
</tr>
<tr>
<td>GARAGE</td>
<td>SINGLE STOREY</td>
</tr>
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<td></td>
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</tr>
<tr>
<td></td>
<td>4m</td>
</tr>
</tbody>
</table>

NB: Encroachments less than 1.0 metre into building line setback for less than 25% of street frontage may be accepted by Council subject to an assessment of the merits of the proposed dwelling house design.

DIAGRAM NOT TO SCALE
3.2.5 Fences, Screen Walls and Vegetation

The majority of fences are exempt development under State Environmental Planning Policy State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. This policy needs to be checked in order to know whether to lodge a Development Application or not for a fence or screen wall.

**Note:** If the property is a heritage item, adjacent to a heritage item or within a heritage conservation area, controls for the erection of fences can be found in Part 4 of this Plan.

**Definitions**

For the purposes of this clause the following definitions apply:

**primary road frontage** means the road to which the front of a dwelling house, or a main building, on a lot faces or is proposed to face; and

**secondary road frontage** means, in the case of a corner lot that has boundaries with adjacent roads, the road that is not the primary road.

### Objectives

1) To ensure that fences do not have a detrimental impact on the streetscape and adjacent buildings.

2) To maintain the visual amenity of the locality.

### Controls

a) Fences – forward of the building line for the primary road frontage.

   i) No higher than 1.8m above ground level (existing) for a maximum of 50% of the length of the frontage. Note: Parts of fences adjoining a driveway must be reduced in height to a maximum of 1.2m to allow for visibility when manoeuvring vehicles.

   ii) Contain open elements to allow for passive surveillance of the street. *Note:* Council will not approve lengths of high, solid walls.

   iii) Any gates are to swing open within the property.

   iv) Must not interfere with the ability of vehicles to safely manoeuvre.

   v) Be designed to be integrated with the design of the existing building in terms of materials, colours and finishes.

   vi) Barbed wire and electric fencing is not permitted.

   vii) Highly reflective materials are not supported.
### Objectives

<table>
<thead>
<tr>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>b) Fences – behind the building line of the primary road frontage.</td>
</tr>
<tr>
<td>i) Side and Rear Boundary Fencing</td>
</tr>
<tr>
<td>- No higher than 2.1m above ground level (existing).</td>
</tr>
<tr>
<td>- Barbed wire and electric fencing is not permitted.</td>
</tr>
<tr>
<td>- Highly reflective materials will not be supported.</td>
</tr>
<tr>
<td>ii) Corner Blocks (Secondary Street Frontage)</td>
</tr>
<tr>
<td>- If constructed of timber, metal or lightweight materials – be not higher than 2.1m above ground level (existing). Open elements are required for the portion of fencing that is above 1.8m.</td>
</tr>
<tr>
<td>- If constructed using masonry materials – be not higher than 1.8, above ground level (existing), and must contain open elements to allow for passive surveillance of the street.</td>
</tr>
<tr>
<td>- Any gates are to swing open within the property.</td>
</tr>
<tr>
<td>- Must not interfere with the ability of vehicles to safely manoeuvre.</td>
</tr>
<tr>
<td>- Be designed to be integrated with the design of the existing building in terms of materials, colours and finishes.</td>
</tr>
<tr>
<td>- Barbed wire and electric fencing is not permitted.</td>
</tr>
<tr>
<td>- Highly reflective materials are not supported.</td>
</tr>
</tbody>
</table>
3.2.6 Special Considerations in Relation to Fences for the Mitigation of Potential Road Impacts in Residential Areas

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) To allow for the erection of fencing to mitigate any impacts associated with being close to busy roads.</td>
<td>a) Properties with frontages to the streets listed below, may apply to erect fences along those frontages to aid in the mitigation of potential road impacts: i) Canberra Avenue ii) Monaro Street iii) Bungendore Road iv) Yass Road v) Lanyon Drive vi) Cooma Street to Barracks Flat Drive vii) Uriarra Road viii) Crawford Street, Between Uriarra Road and Monaro Street ix) Ellerton Drive x) Limestone Drive xi) Edwin Land Parkway</td>
</tr>
<tr>
<td></td>
<td>b) No higher than 1.8 metres above ground level (existing) and can run along the entire length of the frontage.</td>
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<tr>
<td></td>
<td>c) Can be constructed of solid materials to a height of 1.5m.</td>
</tr>
<tr>
<td></td>
<td>d) Above 1.5m the fence must contain open elements to allow for passive surveillance of the street.</td>
</tr>
<tr>
<td></td>
<td>e) Any gates are to swing open within the property.</td>
</tr>
<tr>
<td></td>
<td>f) Must not interfere with the ability of vehicles to safely manoeuvre.</td>
</tr>
<tr>
<td></td>
<td>g) Be designed to be integrated with the design of the existing building in terms of materials, colours and finishes.</td>
</tr>
<tr>
<td></td>
<td>h) Barbed wire and electric fencing is not permitted.</td>
</tr>
<tr>
<td></td>
<td>i) Highly reflective materials are not supported.</td>
</tr>
</tbody>
</table>
3.3 Efficiency in layout

3.3.1 Topography

Objectives

1) New development is to be designed to take advantage of the positive attributes of the site which are often related to slope, aspect, trees and existing buildings.

2) To design dwellings that sit into the landscape whilst avoiding excessive under-building and retaining walls.

Controls

a) Buildings are to be designed to relate to the existing contours of the site, with minimal excavation or fill and with the height of foundations kept to a minimum.

b) Cut and fill shall be limited to a maximum of 1.5m.

c) Finished batters of cut and fill are limited to a maximum of 1 vertical 4 horizontal.

d) Greater depths may be considered provided they are not highly visible from the street.

Figure 4

3.3.2 Vehicular Access and Car Parking

Objectives

Controls
1) To ensure adequate car parking and access arrangements appropriate for residential development.

   a) Where an existing allotment has vehicular access to a public lane, additional vehicular access from the lane will be considered where there is no adverse impact.

   b) Driveways are to be set back sufficiently from side boundaries to allow for effective screen planting along the boundary.

   c) The driveway width itself is to be at least 2.5m wide, with adequate turning area provided to allow for ease of access to garages.

   d) Driveways may need to be splayed, depending on volume and speed of traffic and footpath width. The grade of a driveway is not to exceed 1:5 within the property boundary, with a suitable transition provided to the public road.

   Note: The design of driveways shall comply with the Queanbeyan City Council Engineering standards and specifications.

3.4 Landscaping in scenic protection areas or on the urban fringe

Objectives
1) To ensure that in areas of scenic protection or on land on the urban fringe, the existing landscape character is maintained or enhanced.

Controls
a) Landscaping shall be designed to enhance attractive site attributes; incorporate existing vegetation where practicable.

   b) All landscaping must be shown on the development plans to be a component of a development application lodged with Queanbeyan City Council. The landscaping must be compatible with the area and designed to complement the locality.

   c) It is recommended that native species be the predominant species planted.

3.5 Consideration of Views, Shadowing and Privacy

Objectives

Controls
Objectives
1) To ensure quality residential development by considering any impacts on views, shadowing and privacy of residents and neighbours.

Controls
a) New dwellings should be designed to safeguard privacy and minimise the extent of impact on the outlook of existing or potential dwellings in the proximity.

b) Direct overlooking of internal living areas of neighbouring dwellings is to be minimised by building layout, location and design of windows and balconies, provision of screening devices and landscaping.

c) Two storey dwellings will include design features to minimise potential impacts on privacy and loss of natural light to existing adjoining development.

d) Shadow diagrams will be required for all two storey development when necessary showing its impact at 9am, 12 noon and 3pm on 21 June (winter solstice). A minimum of 3 hours of natural light to the private open space and north facing living room windows of adjoining properties is required to be maintained between these hours.

e) The proximity of dwellings to each other and the design of dwellings in terms of their layout, bulk, height and position of openings may have an impact on amenity. Privacy considerations are to be addressed through the careful layout of buildings and the activity which occurs in and around them, e.g. windows/decks to be elevated living areas may cause overlooking and be a source of noise nuisance.

f) Where two storey development creates a privacy intrusion on adjoining single storey development, appropriate measures must be installed to minimise the impact. The measures can include obscured glazing or screening, but there are unlimited options.
3.6 Ancillary Outbuildings, Sheds, Garages, etc

Objectives
1) To ensure that ancillary outbuildings do not become the dominant landuse on a residential site.
2) Maintain the visual amenity of the locality.

Controls
a) The total combined floor area of detached ancillary outbuildings shall not exceed 100m$^2$.
b) The wall height of the outbuilding shall not exceed 3m. The ridge height of the outbuilding shall not exceed 4m.
Queanbeyan
Development Control Plan 2012

Part 3B
Secondary Dwellings in Residential Zones

Principal Plan Adopted by Council: 12 December 2012
Notification: 21 December 2012
Part 3B  Secondary Dwellings in Residential Zones

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Part 3B  Secondary Dwellings in Residential Zones

3.1. Introduction – Secondary Dwellings

3.1.1. Purpose of this Part

This part of the development control plan outlines the requirements for Secondary Dwellings within areas zoned Residential under Queanbeyan Local Environmental Plan 2012 (QLEP 2012).

What is a ‘Secondary Dwelling’?
A secondary dwelling means a self-contained dwelling that:
   (a) is established in conjunction with another dwelling (the principal dwelling), and
   (b) is on the same lot of land as the principal dwelling, and
   (c) is located within, or is attached to, or is separate from, the principal dwelling.

The size of a secondary dwelling is controlled by Clause 5.4 (9) of the QLEP 2012.

3.1.2. Objectives Applicable For Secondary Dwellings

In the case of secondary dwellings the objectives to be complied with include:

1) Compliance with relevant provisions in Queanbeyan Local Environmental Plan 2012 as well as the objectives of the applicable Residential Zone being:
   • R1 General Residential
   • R2 Low Density Residential,
   • R3 Medium Density Residential,
   • R4 High Density Residential, and
   • R5 Large Lot Residential

2) To provide an affordable housing option that respects the established and future streetscape and character of the neighbourhood and that is suitably integrated with existing development on a site, while not compromising the amenity of the site or adjoining properties.

3) To ensure that secondary dwellings on rear lanes provide for passive surveillance.

3.1.3. Relationship to other Plans, Council Policies and the Like

There are a number of provisions in the QLEP 2012 and State Environmental Planning Policy (Affordable Rental Housing) 2009 that apply to secondary dwellings. These include:

1) Queanbeyan Local Environmental Plan 2012
   a) Clause 5.4(9) Secondary Dwellings
      This applies to all secondary dwellings and restricts the size of the dwelling.

2) State Environmental Planning Policy (Affordable Rental Housing) 2009
   The State Environmental Planning Policy (Affordable Rental Housing) 2009 (Affordable Housing SEPP). Refer to “Division 2 Secondary Dwellings” and “Schedule 1 - Development Standards for Secondary Dwellings within the Affordable Housing SEPP.”
3.2 Approval for Secondary Dwellings

3.2.1 General Requirements of the Affordable Housing SEPP for Secondary Dwellings

The Affordable Housing SEPP (www.legislation.nsw.gov.au) allows secondary dwellings in residential zones as long as they meet the following requirements and requirements set out in Schedule 1 - Development Standards for Secondary Dwellings in the Affordable Housing SEPP.

1) There is only one principal dwelling and one secondary dwelling on the lot.
2) The maximum floor area of the secondary dwelling is no greater than:
   a) 60m², or
   b) The maximum floor area prescribed by Council in the QLEP 2012. The secondary dwelling cannot be separately titled.
3) The secondary dwelling meets the requirements of the Building Code of Australia which covers issues such as fire safety, building materials, ventilation and minimum ceiling heights.

There are no requirements under the policy to provide any additional onsite parking for the secondary dwelling although this can voluntarily be done by the homeowner.

3.2.2. Options for Approval of Secondary Dwellings

There are two options to gain approval for a secondary dwelling. The first is a Complying Development Approval which requires certain conditions to be met. Where these conditions cannot be met then a Development Application will be required.

3.2.3 Complying Development Approval

If all general requirements for secondary dwellings in the Affordable Housing SEPP and the provisions of Schedule 1 in that SEPP are met a Complying Development approval can be obtained from Council or an accredited certifier without the need for a development application.

3.2.4 When is a Development Application Required?

A development application can be lodged with Council for a secondary dwelling if a Complying Development approval cannot be issued due to non compliance with the Affordable Housing SEPP.

Council cannot refuse a development application for a secondary dwelling on the following grounds:

- If no additional parking is provided.
- If the lot size has as minimum of 450m² or;
- If the secondary dwelling is attached to or within the principal dwelling.

However, Council can refuse the application on a range of grounds such as drainage, privacy, excessive height, overshadowing, urban design, heritage and tree loss if those impacts are considered to be unreasonable. These controls are set out below:
3.3. Controls for Secondary Dwellings when a Development Application is required

There is no minimum lot size for secondary dwellings in a residential zone. However the following controls should be complied with.

3.3.1. Floor area

Objectives
1) Ensure the floor area provides satisfactory space for living arrangements.

Controls
a) The total floor area of the secondary dwelling must not exceed 60m$^2$ or 30% of the total floor area of the principal dwelling whichever is the greater. (QLEP Cl 5.4(9).

3.3.2. Setbacks

Objectives
1) Protect the privacy and solar access of adjacent properties.
2) Maintain and enhance established streetscape and character of the neighbourhood.
3) Ensure there is access to the secondary dwelling for emergency personal when the main dwelling is locked.

Controls
a) Secondary dwellings require minimum side setback of 900mm.
b) A rear boundary setback of 3.0m is required.
c) Where a secondary dwelling is proposed on a corner lot, a minimum secondary street setback of 4m is required.
c) If the secondary dwelling is over a garage, the rear setback is to be the same as the garage. A 0m setback is permissible.

3.3.3. External Design

Objectives
1) Ensure that secondary dwelling development minimises impact on the amenity of neighbourhoods and is suitably integrated with existing development on a site.
2) Maintain and enhance the established, character and amenity of the neighbourhood.
2) Building design of secondary dwellings must be of a high quality and of architectural merit.
3) Ensure existing visual amenity is maintained.

Controls
a) Building bulk and height, scale, massing, roof form and materials should be sympathetic to existing built forms and complement rather than detract from the existing development.
b) Good use of architectural design features, articulation and fenestration should be used to break up large expanses of blank walls.
c) An attached secondary dwelling must feature a physical/structural attachment with the principal dwelling on a site and include sympathetic integration with the roof structure of the principal dwelling.
3.3.4 Materials

Objectives

1) Ensure building materials used for a secondary dwelling are sympathetic to the principal dwelling.
2) Construction materials should aim at maximum energy efficiency.

Controls

a) Any new development, when viewed from the street should be compatible with the character of buildings in the site's visible locality by using similar shaped windows and spacings and similar building materials.

b) If Secondary dwellings are moveable dwellings, cabins or converted shipping containers then they must be externally treated to ensure a high design quality when viewed from the street or from adjoining dwellings.

c) External building materials and their colours should be compatible with the character of the locality. For example, use bricks and tiled roofs or weatherboard and sheet metal roofing, where these predominate.

d) Where a garage, carport or outbuilding is proposed to be converted to a secondary dwelling, external building materials and their colours should be compatible with the character of the locality. For example, use bricks and tiled roofs or weatherboard and sheet metal roofing, where these predominate.

i. variations may be considered by Council where it can be demonstrated that the materials used meet construction standards relevant under the Building Code of Australia and will result in a building appearance which is compatible with existing development on the subject site.
Objectives

Controls

and surrounding area.

ii. Exemptions will also be considered in the case of heritage items where the design and materials utilised for construction are sympathetic with the heritage item and satisfy other heritage requirements specified by Council.

e) The materials used in secondary dwelling housing must achieve the following outcomes:

i. Durable and robust construction, and

ii. Achieve adequate acoustic amenity, natural ventilation and access to sunlight for the occupants of the secondary dwelling.

ii. All new dwellings and renovated dwellings in NSW are required to meet minimum water and energy rating requirements specified by State Legislation – BASIX (Building Sustainability Index). Further details regarding BASIX can be viewed at the Department of Planning – website www.planning.nsw.gov.au/index1.html

iii. Compliance with the Building Code of Australia is also required.

f) Where conversion of an existing structure is proposed to create a secondary dwelling, applicants need to be aware of construction standards specified under the Building Code of Australia and should seek technical advice to ensure compliance with the relevant Australian Standards.

3.3.5. Internal Design

The internal design of a secondary dwelling facilitates a functional enriched environment for the occupancy. To ensure the internal design is of a high standard it is regulated.
Objectives
1) Maintain a high quality of amenity within the secondary dwelling.
2) Ensure room sizes are functional, are of sufficient size and cater for intended use.
3) Furnish secondary dwellings with basic amenities to ensure the occupants are provided with an acceptable standard of independent living.
4) Ensure private open space is easily accessible from the living area.

Controls
a) The following minimum size requirements apply to secondary dwellings:
   i. the secondary dwelling is allowed a maximum GFA of 60m².
   ii. the main bedroom must have a minimum floor area of 11m².
   iii. where the application is proposing a second bedroom the minimum floor area shall be 7.5m².
   iv. a living room and kitchen must have a minimum floor area of 14m².
   v. no size requirements for kitchen/bar.

3.3.6. Private Open Space

To ensure that all residents have access to private open space to meet their needs e.g. clothes drying, gardening and pet options, it is necessary to require a separate private open space for the secondary dwelling. To ensure private open space is provided for secondary dwellings, it is regulated.

Objectives
1) Ensure the private open space is useable, functional and easily accessible for residents.
2) Ensure private open space includes landscaping and soft areas.
3) To ensure that all residents have access to private open space to meet their needs e.g. clothes drying.

Controls
a) A secondary dwelling must have a minimum private open space of 24m² with at least one 4m x 4m portion of level ground. The principal dwelling shall retain a separate courtyard with a minimum area of 50m².

b) In the calculation of private open space:
Objectives

gardening and pet options.

Controls

i. A minimum of 50% of the open space area must be a grassed or soft landscaped area located in the rear yard.

ii. No area is less than 2.5m in width.

iii. Outdoor clothes drying areas are included as private open space.

iv. Car parking spaces are not included in open space calculations.

c) The private open space must have direct and level access to the dwelling’s living areas, such as a lounge room, a family room, a dining room or a kitchen.

d) An access path from the street to the secondary dwelling must be provided. The access path may pass through a carport/driveway or a path along the main dwelling. The path must demonstrate a clear path to the secondary dwelling from the street and is suggested to be 1.2m wide.

e) The area is not steeper than 1:50 gradient.

3.3.7. Visual Privacy

Objectives

1) To ensure that the secondary dwelling is arranged so that reasonable internal privacy and reasonable privacy in respect of proposed and existing adjoining dwellings and private open space are achieved.

Controls

a) The secondary dwelling should be sited to prevent direct views into habitable rooms from a public place, neighbouring properties or from any other dwelling within the development. This may be achieved by:

i. locating any proposed building or windows so that major living room windows do not directly face those of a neighbouring building;

ii. the use of long narrow windows that provide daylight and sunlight without significantly reducing privacy or use windows above 1700mm from floor level;

iii. provide screening by way of walls, fences or planting;

iv. planning a wall facing another
3.3.8. Solar Energy/Climate Control

Objectives
1) Ensure a secondary dwelling achieves energy efficiency and minimises any overshadowing of existing dwellings

Controls
a) The secondary dwelling should be designed to:
   i. Minimise overshadowing of any other dwelling and particularly to avoid overshadowing any solar energy collectors.
   ii. Limit exposure to summer sun yet admit winter sun (wherever practicable).
   iii. Ensure reasonable access to sunlight for living spaces within dwellings and for open space around dwellings.

3.3.9. Car Parking

Objectives
1) Ensure existing on-site parking provisions for the principal dwelling are maintained and any parking structures for the secondary dwelling are minimised.

Controls
a) There is no additional car parking requirement for a secondary dwelling above that which is required for single dwelling development. The provision for car parking on a site for an existing dwelling or required for a new dwelling must be maintained.
   b) Where a carport is proposed for a secondary dwelling it will only be supported with a maximum area of 25m² for the carport and other awning like structures.
   c) Attached garages to a secondary dwelling will not be supported.

3.3.10. Adaptation of Existing Buildings:

Council will only consider adaptation of an existing structure for the purpose of a secondary dwelling on a site where it meets the requirements of the Building Code of Australia, a BASIX certificate can be issued if necessary, it does not displace any existing onsite car parking requirements specified by Council, complies with the maximum floor space as...
specified in the **QLEP 2012** and the proposal meets the above objectives and controls relating to external appearance, visual privacy and solar energy.

### 3.3.11. Contribution Charges

Developer contribution charges under Section 94 of the Environmental Planning and Assessment Act 1979 are not charged for Secondary Dwellings.

However Contributions under Section 64 of the *Local Government Act 1993* apply to all secondary dwellings. The contributions are required due to the extra demand from the development on Council’s services i.e. water, sewer etc.

For further information relating to contributions contact Council’s Environment, Planning and Development directorate on 6285 6244.
Queanbeyan
Development
Control Plan 2012
Part 3C
Dual Occupancy, Multi
Dwelling Housing and
Residential Flat Building
Part 3C  Dual Occupancy, Multi-Dwelling Housing and Residential Flat Building

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3.1. Introduction

3.1.1. Purpose of this Part

Dual occupancy housing, multi-dwelling housing and residential flat buildings are becoming an increasingly popular choice of abode in the city, as the average household sizes decline. Council is committed to ensuring that these types of development in the Queanbeyan LGA are of good quality, well-designed and contribute positively to the neighbourhood they are in. This section provides controls and standards that aim to achieve those commitments on land zoned Residential R3, R4 and for residential developments in the B3 and B4 zones under the Queanbeyan Local Environmental Plan 2012.

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

- Dual occupancy
- Multi dwelling Housing
- Residential Flat Buildings
- Shop top housing

on land zoned R3, R4, B3 and B4 under the Queanbeyan Local Environmental Plan 2012.

3.1.2. Objectives applicable to Dual Occupancies, Multi-Dwelling Housing and Residential Flat buildings

Objectives of this part are:

1) To provide minimum standards that do not stifle innovation in design of buildings.
2) To enhance the amenity for residents within dual occupancy houses, multi-dwelling houses and residential flat buildings.
3) To promote urban design that contributes positively to the streetscape and public domain.
4) To protect neighbouring residents from negative amenity impacts.
5) To provide a diversity of housing types to suit a range of people’s needs.
6) Support environmentally sustainable design principles.

3.1.3. Relationship to Other Plans, Council Policies and the Like

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

State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development

The State Government’s State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development (SEPP 65) is a key policy and this part has also been prepared to be in line with the State Government’s SEPP 65 an initiative to improve the design of flat development of three or more storeys, containing four or more dwellings. It is important to note that all applications for residential flat buildings of three or more storeys and containing four or more dwellings, must be prepared by a NSW Registered Architect.
SEPP 65 is a mandatory consideration for all applications for residential flat buildings of 3 storeys or over. All such applications must be accompanied by a Design Verification Statement indicating how the Design Quality Principles of SEPP 65 have been achieved, together with a statement that the development has been designed by a registered architect in accordance with the SEPP 65 Regulation.

SEPP 65 also requires that the development standards and guidelines in the Residential Flat Design Code (RFDC) and Residential Flat Pattern Book published by the Department of Planning (refer to http://www.planning.nsw.gov.au/design-quality-of-residential-flat-buildings) are to be taken into consideration in the design and assessment of residential flat buildings of 3 storeys or greater.

In assessing applications for residential flat buildings of 3 storeys or greater, Council will have regard to those standards in the RFDC which are not covered by this Part of the DCP.

The SEPP65 – Design Quality Principles are shown in section 3.7 of this Part.

3.2. Transitional Provisions

A transitional period up until 1 January 2013 applies for the lodgement of development applications for the purpose of:
- dual occupancy,
- multi dwelling housing and
- residential flat buildings

and where previous consultation has been made with Council’s Development Coordination Review Panel. This transitional period allows those applications to be subject to the provisions of the former DCP 56 – Dual Occupancy Housing, Multi-Dwelling Housing and Residential Flat Buildings as it was on 21 June 2012.

3.3. How Does this Part Work?

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

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

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

3.4. Definitions

Site in relation to development, means the area of land to which an application for consent to carry out the development relates, excluding any land on which the development is not permitted by or under this or any other environmental planning instrument.

Site coverage means the part of the site on which buildings are situated.
3.5. What are Neighbourhood Character Areas

Council has prepared a Character Statement of the future desired outcome of development in the R3 and R4 residential zones and the B3 and B4 business zones identified under the Queanbeyan Local Environmental Plan 2012. New development should broadly continue the themes, forms and patterns that have helped to establish the character of the different localities. The height of development shall comply with the relevant Height of Buildings Map of the Queanbeyan Local Environmental Plan 2012.

The following character statement is the desired future outcome for development in the R3 and R4 residential zones and the B3 and B4 business zones identified under the Queanbeyan Local Environmental Plan 2012.

These zoned areas have been divided into various neighbourhood precincts within the city which reflect generally uniform built characteristics.

Although the housing, built form, landscaping forms and styles vary from street to street and even within each block, recurrent themes have been identified to enable the design of new residential development to fit more sympathetically with the existing local context.

New development should broadly continue the themes, forms and patterns that have helped to establish the character of the different localities. To achieve these outcomes for future development the following principles will apply:

1) Design new residential development that is consistent with the landscape and streetscape character of the neighbourhood,
2) Ensure the appearance of new housing is visually compatible with the main themes and features that characterise the neighbourhood,
3) New residential flat buildings are designed to reflect sit planning and building siting requirements outlined in this plan and where a proposed new building is adjacent to established areas characterised by other building types, the form and massing should be sympathetic to their character.
4) The height of development shall comply with relevant provisions of the Queanbeyan Local Environmental Plan 2012.

3.5.1. Precinct 1
Bounded by High Street, Erin Street, Lowe Street, Rutledge Street, Trinculo Street and Booth Street

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

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

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

New development to be designed and in accordance with the design elements of this plan and the landscape and streetscape character of the neighbourhood.
3.5.2. Precinct 2
Area bounded by Crawford Street, Henderson Road, Campbell Street, Collett Street and Erin Street

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

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

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

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

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

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

3.5.3. Precinct 3
Bounded by Henderson Road, Crawford Street and Uriarra Road

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

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

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

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

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

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

Favoured materials for walls are timber weatherboards and fibro, sometimes roughcast brickwork or plastered concrete. The base course for most of the houses is of bricks.
Exterior walls of some of the concrete houses are dressed ashlars and rocked faces quoins or smooth quoins and rock-faced exterior wall.

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

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

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

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

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

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

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

3.5.4. Precinct 4
Land bounded by Uriarra Road, Ross Road, Morton Street, Campbell Street & Crawford Street

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

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

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

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

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

High standard architectural designed buildings are encouraged complying with State Environmental Planning Policy No. 65 and the provisions of this plan.
3.5.5. Precinct 5  
Kawaree Gardens Retirement Village Canberra Avenue  
This land comprises the Kawaree Gardens Retirement Village. The land is fully developed comprising single and storey buildings. A maximum height of two storeys (7.5m) is recommended for this site.

3.5.6. Precinct 6  
Area is generally bounded by Tharwa Road, between Brereton Street and McIntosh Street  
This area comprises a mix of detached dwelling houses and single and two storey multi unit dwellings. The dwelling houses consist of predominantly brick and tile roofs with a lesser number of weatherboard and fibro dwellings.

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

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

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

3.5.7. Precinct 7  
Frontage to Oleria Street and Lily Place  
This area consists of modern brick and tile dwellings and one two storey townhouse development.

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

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

3.5.8. Precinct 8  
Bungendore Road, Warroo Street and Carwoola Street  
This area consists of single and storey detached dwellings and a limited number of multi unit dwellings.

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

The design elements relating to design, visual and acoustic privacy, protection of views and sunlight are critical to protect existing residential amenity.
Figure 1- Development Precinct Areas Plan
3.6. Controls

3.6.1. Design

Objectives

1) That the design of new residential developments takes into account the relevant neighbourhood character statements.

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

Performance Criteria

a) To ensure the appearance of new residential development is visually compatible generally with the main themes and features that characterise the neighbourhood without necessarily replicating them.
   b) To promote variation of building facades and design.
   c) That buildings enhance the streetscape through the use of suitable built form design and landscaping.
   d) To ensure buildings address all street frontages.
   e) To discourage garages and in particular garage doors and basements from visually dominating the streetscape.
   f) To ensure that building design, detailing, colour and finishes add visual interest to the street and complement the street.
   g) To ensure habitable rooms address the street.
   h) To encourage the use of split level or stepped development on steep or sloping sites to minimise excessive external cut.
   i) That development occupied by or adjoining or in the vicinity of a heritage item is designed and constructed in a manner that does not detract from the visual context of that item.
   j) To ensure street fencing or front courtyard walls complement the streetscape.
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a) Dwellings with a street frontage shall orientate the main entrance and at least one living area towards the street.

b) Entry points shall be enhanced/emphasised to all dwellings especially those facing the street. Verandah roofs, hoods, porches and awnings are one means of achieving this effect. They should make it clear where the main entry of the dwelling is and encourage opportunities for casual surveillance of entries from outside the dwelling.

c) Design is to reflect the orientation of the site using elements such as sun shading, light shelves and bay windows as environmental controls, depending on the façade orientation. Exterior walls and windows facing south should be minimised.

d) Building elevations fronting the street must be divided into segments or bays that are well proportioned with balanced projections and recesses. Buildings should have a clear expression of their different parts, to avoid monotonous single plane facades.

e) A side wall must be articulated if it has a continuous length of over 10m. Facades can be articulated by use of different materials, detailing and colours and/or inclusion of balconies, verandahs, awnings, pergolas, landscaped beds and the like.

f) On corner sites dwellings must address both streets by incorporating appropriate architectural features, materials or colours, articulation to the building and roof form.

g) Rooflines that have continuous long runs will not be supported. Rooflines should be provided with articulation and stepping and should be generally consistent with the existing roof forms.
Objectives

Design contd…

Controls

within the street. Flat or skillion roofs for multi dwelling housing will not generally be permitted where the dominate roof form is of a pitched character. Roof materials and colours should complement the existing types in the locality.

h) Front verandahs and windows are to be situated to maximise observation of pedestrian and vehicle movements.

i) External walls shall be a mix of materials. Justification will be required for 100% face brick facades or 100% rendered and painted brick and will be assessed on merit.

j) Driveways should avoid a “gun barrel” effect by suitable curving; siting of buildings and the incorporation of a variety of paving materials and soft landscaping adjacent to the dwellings and alongside boundaries.

k) Multi-dwelling housing built on steep or sloping blocks should be built of split level construction to avoid excessive cuts.

l) Balconies are not permitted on upper levels of the side and/or rear portion of dwellings unless adequate screening measures are incorporated to avoid loss of privacy to neighbouring property. Balconies are encouraged where they address public open space, communal open space, private driveways or the street. Balconies are not to overlook adjoining private open space areas without adequate screening measures.

m) Buildings are not to exceed a total length of 45m. Wall planes are to be articulated every 10m in length. Buildings must be separated by a minimum distance of 6 metres unless in the case of dual occupancy and multi dwelling housing where the existing dwelling is retained, the setback may be reduced to 3m for new single storey development adjoining
Design contd…

n) Basement car parking and the garage doors are not to exceed more than 50% of the street elevation of the building. Security grills/screens, ventilation louvres and car park entry doors are to be integrated with the overall façade design.

o) Front fences should complement the streetscape, where a predominant pattern or style of fencing is established in the street. Details of fencing are to be submitted with the development application. Where development adjoins a heritage site the fencing is to complement that of the existing fencing of the heritage site fronting the street and along the adjoining side boundaries. Colorbond™ (metal) type fencing will not be permitted in these circumstances.

p) Bin structures should be well designed and considered as part of the appearance of the overall development and should not dominate the streetscape. They should be integrated with the streetscape and landscape of the proposed development.

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

Objectives

1) To control the density of development to promote a mix of housing and to control the scale of development to promote a medium to high density residential environment.

2) To ensure the development sites have sufficient area and width that maximises the development potential of land and improves the quality and variety of design through compliance with Council’s DCP.

Controls

Performance Criteria

a) Density of development should be in keeping with the medium to high density character of the area which promotes up to four storey multi-unit housing.

b) Buildings should provide a mix of dwelling types.

c) The area of the site covered by impervious surface (including roofed areas, paving, driveways etc) should be minimised to reduce stormwater runoff from the site and maximise landscaped open space.

Prescriptive Measures

a) Site Width and Size

i) Dual occupancy, multi dwelling housing and residential flat building development shall comply with Clause 4.1A of the Queanbeyan Local Environmental Plan 2012.

ii) For multi dwelling housing and residential flat buildings the following minimum lot area and dimensions apply:

<table>
<thead>
<tr>
<th>Dwelling Type</th>
<th>Minimum Width at Building Line</th>
<th>Minimum Area (as per QLEP 2012)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi Dwelling Housing</td>
<td>18 metres</td>
<td>750m²</td>
</tr>
<tr>
<td>Residential Flat Buildings</td>
<td>24 metres</td>
<td>1000m²</td>
</tr>
</tbody>
</table>

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

iv) Council requires the consolidation of more than one existing residential holding for residential flat or multi housing development in a way that improves both the quality and variety of design.

v) The consolidation of properties also
Objectives

Site Size and Density contd..

Controls

enables development that maximises the potential of land to best achieve urban consolidation objectives. For this reason also Council does not permit individual properties being left between two developments in a manner that would limit its future development potential for development and/or otherwise impact on its value.

v) Where consolidation has not been achieved through reasonable negotiation efforts lots of less than 18 metres width for multi dwelling housing or lots less than 24 metres width for residential flat buildings will have development density reduced in accordance with the following table provisions:

b) Site Density

i) The density of development should be as follows:

<table>
<thead>
<tr>
<th>Dwelling Size</th>
<th>Minimum Site Area per Dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Precincts 1, 3, 4 and B3 and B4 zones not specified within a Precinct*</td>
</tr>
<tr>
<td></td>
<td>Medium Density Lot Width</td>
</tr>
<tr>
<td></td>
<td>&lt;18m</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>80m²</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>115m²</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>160m²</td>
</tr>
<tr>
<td>4 Bedroom</td>
<td>215m²</td>
</tr>
</tbody>
</table>

*Refer to Development Precinct Plan in Figure 1

Where individual ‘isolated lots’ are currently located between existing multi dwelling housing or residential flat buildings at the date on which these amendments become effective, Council will consider an application for units on merit based on the
Objectives

Site Size and Density contd..

Controls

ii) All developments should provide a mix of dwelling sizes and types. The approximate number of dwellings that may be accommodated on a site is calculated by dividing the minimum site area per dwelling into the site area. Other requirements detailed in this plan such as setbacks; amenity; water and energy efficiency; carparking; landscaping and other statutory requirements must also be considered. These will generally limit the potential for development of the site, and in some cases the number of dwellings that can be accommodated on a development site.

iii) For dual occupancy development requirements see Section 3.6.14 of this DCP.

c) Battleaxe Lots

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

d) Site Coverage

i) The site coverage of multi-dwelling housing and residential buildings should not exceed 40% of the site area.
1) To preserve and enhance the existing streetscape;

2) To maintain adequate space between buildings and public places to allow for privacy;

3) To provide equitable access to light and sunshine;

4) To promote flexibility in the siting of buildings; and

5) To accommodate landscaping and the deep planting of trees, particularly at the rear of the building.

**Performance Criteria**

a) Setbacks should complement the streetscape.

b) Lower scale development may be permitted to encroach within the setback area where it enhances the design of buildings and complements the streetscape.

c) Setbacks should provide for sufficient landscaping to reduce the bulk and scale of buildings.

d) Building elements within a setback encroachment area should provide a transition in building form to reduce bulk and scale.

**Prescriptive Measures**

**a) Front Road Setbacks**

First 2 storeys (building height up to 8.5m)

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

2 or more storeys (building height 8.5m-14m)

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

Curved Frontages

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

Corner sites

iv. The minimum setback to the side street shall be in accordance with the side setback table below.

**b) Side and Rear Setbacks**

<table>
<thead>
<tr>
<th>Number of Storeys (height in metres)</th>
<th>Minimum Setback from Side and Rear Boundaries</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 (6m)</td>
<td>3.0 metres</td>
</tr>
<tr>
<td>2 (8.5)</td>
<td>3.5 metres</td>
</tr>
<tr>
<td>3 (11m)</td>
<td>4.0 metres</td>
</tr>
<tr>
<td>4 (14m)</td>
<td>5.0 metres</td>
</tr>
</tbody>
</table>
c) Setback Encroachments
   i) The building should incorporate modulated building elements, including roofed balconies, with transitional setbacks to reduce the bulk and scale of the building.
   ii) The only projections which will be permitted in the setback areas are roof eaves and sunhoods. Roof eaves and sunhoods may project into the setback by a maximum of 600mm.

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

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

Objectives

1) To control the height of residential flat buildings within each zone;

2) To be consistent with the future desired character of the locality;

3) To minimise disruption to views, ensure no loss of privacy and loss of sunlight to existing residential development;

4) To provide sunlight access to private open spaces within the development site and maintain adequate sunlight access to private open spaces and windows of living spaces of adjacent buildings.

Controls

Prescriptive Measures

a) Maximum building heights within the various precincts identified are as follows:

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>14m-30m</td>
</tr>
<tr>
<td>2</td>
<td>8.5m</td>
</tr>
<tr>
<td>3</td>
<td>8.5m-14m</td>
</tr>
<tr>
<td>4</td>
<td>8.5m-14m</td>
</tr>
<tr>
<td>5</td>
<td>8.5m</td>
</tr>
<tr>
<td>6</td>
<td>8.5m</td>
</tr>
<tr>
<td>7</td>
<td>8.5m</td>
</tr>
<tr>
<td>8</td>
<td>8.5m</td>
</tr>
</tbody>
</table>

Note: Refer to Development Precinct Plan attached.

b) Ceiling height for all floors is to have a minimum floor to ceiling height of 2.7m for all SEPP65 developments.

c) Basement height shall be a minimum of 2.2 metres from floor to ceiling, to allow for sufficient clearance space for vehicles.

d) Underground carparking areas are permitted to extend above ground level to a maximum of 1.2m to achieve natural ventilation. Any podium level resulting from the basement carpark extending above ground level is to be integrated into the building design.

e) Maximum building heights within Residential Zones are prescribed by Clause 4.4 of Queanbeyan Local Environmental Plan 2012 and shown on the Height of Buildings Map.
3.6.5. Solar Access

**Objectives**

1) To facilitate energy efficient design and layout of residential flat building development through the use of energy efficient principles and practices;

2) To preserve solar access to north facing solar collectors, private open space and clothes drying facilities of multi-dwelling housing and residential flat building developments;

3) To encourage the use of renewable energy sources; and

4) To achieve landscape design that does not inhibit the energy and solar efficiency of individual dwellings.

**Controls**

**Performance Criteria**

a) Rooms generally used during the daytime should be capable of receiving adequate sunlight.

b) Dwellings should be sited so that the long axis or length of the building faces to the north to maximise the amount of sunshine the dwellings and open space areas receive in winter.

c) Dwellings should not unreasonably obscure sunlight to habitable rooms, solar collectors or open space of adjoining development during the winter months.

d) The orientation, layout and shape of dwellings should take into account any overshadowing by adjacent buildings, structures or trees during the winter months.

e) Rooms generally used during the daytime should be capable of receiving adequate sunlight.

f) Dwellings should be sited so that the long axis or length of the building faces to the north to maximise the amount of sunshine the dwellings and open space areas receive in winter.

g) Dwellings should not unreasonably obscure sunlight to habitable rooms, solar collectors or open space of adjoining development during the winter months.

h) The orientation, layout and shape of dwellings should take into account any overshadowing by adjacent buildings, structures or trees during the winter months.

**Prescriptive Measures**

**Solar Access**

a) Development should not overshadow more than 50% of public open space areas including parks and recreational facilities between 9.00am and 3.00pm on 21 June (winter solstice).
Objectives

Solar Access contd…

Controls

b) Unless site conditions dictate, buildings adjacent to residential areas should be designed to allow at least three hours of sunshine to the private open space required for adjacent dwellings between 9.00am and 3.00pm on 21 June (winter solstice).

d) Buildings should be designed to allow north facing windows to living areas of adjacent dwellings to receive three hours of sunshine between 9.00am and 3.00pm on 21 June over a portion of their surface (winter solstice).

e) Shadow diagrams should be submitted for building of two storeys or more illustrating surrounding development and shadows cast at 9.00am, 12 noon and 3.00pm on 21 June. (Winter solstice) The shadow diagrams are to show the impact of the proposal on the site and on adjoining sites. Such diagrams should be prepared by an appropriate professional, be based on a survey of the site and buildings on adjoining sites and include details of finished ground levels. Living rooms and private open space areas for at least 80% of all dwellings within a development must receive a minimum of 3 hours direct sunlight hitting their primary window surfaces between 9.00am and 3.00pm on 21 June (winter solstice).

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

Objectives

1) To provide sufficient open space for the reasonable recreation needs of residents and to locate open spaces to take advantage of natural features of the site.

2) To provide open space areas that act as an extension to the living area and receive adequate sunlight.

Controls

Performance Criteria

a) Open space areas should be of dimensions to suit the projected requirements of the residents and to accommodate both outdoor recreation needs as well as providing space for service functions such as clothes drying.

b) Part of the private open space should be capable of enabling an extension of the living area of the dwelling.

c) Location of open space should take account of outlook, natural features of the site and neighbouring buildings or open space.

d) Orientation of private open space should provide for maximum year round use in terms of sunlight.

Prescriptive Measures

Private Open Space (POS)
For dwellings located at ground level

a) One part with an area of 25m², a minimum dimension of 4m, directly accessible from a living area of the dwelling, and with a northerly aspect; and

b) Screening provided where necessary to ensure privacy to users of the open space.

c) Courtyard areas shall not exceed a maximum grade of 1:14 to optimise useability for residents.

d) No more than 50% of the POS is to comprise paving with the remaining area being landscaped with garden area and shrubs. Under no circumstances will Council accept the POS area to be fully concreted or mulched.

e) Wherever a dimension is less than the required minimum (i.e. 4m) it shall not be counted as part of the calculation for POS areas.
f) Courtyard walls are permitted in front of existing multi unit developments or where an existing dwelling is retained in front of proposed multi unit developments subject to:
   i) A 2m landscape setback resulting in a minimum 4m width courtyard behind the wall.
   ii) The wall is integrated into the design of the existing building using similar materials and is staggered and provided with open elements for surveillance ie at least 50% of the area of the wall face. Open style palisade fencing is encouraged.
   iii) That a living area directly opens onto the courtyard.
   iv) That the courtyard does not encroach within designated common open space areas.
   v) That the courtyard has a northerly aspect.

g) Courtyard walls are permitted in front of new multi unit developments subject to:
   i) A 7m building setback for the development allowing for a 3m landscaped wall setback and 4m width courtyard behind the wall.
   ii) The wall is integrated into the design of the existing building using similar materials and is staggered and provided with open elements for surveillance ie at least 50% of the area of the wall face. Open style palisade fencing is encouraged.
   iii) That the living area directly opens onto a courtyard.
   iv) That the courtyard does not encroach within designated common open space areas.
   v) That the courtyard has a northerly aspect.
### Objectives

*Open Space contd.*

### Controls

**Erection of covered structures with new development**

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

**For construction of covered structures within existing multi unit residential developments**

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

**For dwellings located above ground level**

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

Open Space contd..

Controls

Combined Open Space

a) Total minimum area of 20% of the site area (including Private Open Space areas) is to be set aside for open space. Such area is to be landscaped and include the provision of facilities including outdoor seating and the like where appropriate.

b) A minimum 25% of the ground level open space area of the site shall be a deep soil zone. This is to be achieved by optimising:

   i) The design of basement and sub-basement carparking so as not to fully occupy the site;

   ii) The use of front and side set backs for deep soil planting.

3.6.7. Visual And Acoustic Privacy

Objectives

1) To provide the visual and acoustic privacy of nearby residents in their dwellings and private open space;

Controls

Performance Criteria

Visual Privacy

a) Dual occupancy housing, multiple dwelling housing and residential flat buildings shall be designed to avoid overlooking to and from private open space and the main habitable areas of dwellings through building layout and location, design and location of windows and screening devices, balcony design and distance.

b) Direct views between habitable and private open space areas of adjacent dwellings shall be screened in a permanent and visually appropriate manner.

   i) The view of the area overlooked must be obscured within 9m and beyond a 45° angle from the plane of the wall containing the opening, measured from a height of 1.7m above floor level.

   ii) Direct views between habitable and private open space areas of adjacent dwellings may be obscured by solid translucent
Objectives

Visual and Acoustic Privacy contd..

Controls

screen or perforated panels or trellises which have a maximum of 25% of openings and which are:

- Permanent and fixed;
- Of durable materials; and
- Designed and painted or coloured to blend in with the development.

c) No screening is required where:

i) Windows are in bathrooms, toilets, laundries, storage rooms or other non-habitable rooms and they have translucent glazing or sill heights of at least 1.7m.

ii) Windows are in habitable rooms and they have sill heights of 1.7m or more above floor level or fixed translucent glazing to any part of a window less than 1.7m above ground level.

iii) Windows and balconies of an upper-level dwelling shall be designed to prevent overlooking of more than 50% of the private open space of a lower-level dwelling directly below and within the same development.

iv) Narrow or opaque windows may be used to reduce overlooking as opposed to large windows that occupy the majority of a wall.

v) Screening of opposing windows, or balconies overlooking adjoining courtyards or adjoining properties are to incorporate fixed screens or other suitable alternative means.

d) On ground separation and screening from common use areas:

i) Windows and balconies of dwellings should be separated or screened from common use areas such as paths, driveways, common open space, etc. Screens could include courtyard walls, hedges and fences, whilst separation could be achieved by either distance or changes in level.
Objectives 

Privacy is a key consideration at the site planning and layout stage.

Controls

Prescriptive Measures

Visual Privacy

a) The recommended minimum separation distances between buildings shall be 6m.

b) Habitable room windows with a direct outlook to the habitable room windows in an adjacent dwelling within 9m:

i) Shall be offset from the edge of one window to the edge of the other by a distance sufficient to limit views into the adjacent windows;

ii) Shall have sill heights of 1.7m above floor level; and

Shall have fixed obscure glazing in any part of the window below 1.7m above floor level.

Performance Criteria

Figure 2 Privacy considerations
Privacy is a key consideration at the site planning and layout stage.
Objectives

2) To ensure the transmission of noise between dwellings in the development is minimised; and

3) To ensure the control of noise sources from new development, to minimise effects on neighbours.

Controls

Acoustic Privacy

a) The transmission of noise may be minimised by:
   i) Locating living rooms or garages of dwellings to not abut bedrooms of adjacent dwellings.
   ii) Separating plumbing for each dwelling and containing them to prevent transmission of noise between dwellings.
   iii) Using appropriate noise-resistant wall, ceiling and floor materials to the requirements of the Building Code of Australia.

b) Dwellings abutting major roads or other uses that emit high levels of noise shall be designed to locate noise sensitive uses away from the source and are protected by appropriate noise-shielding techniques. This may be achieved by:
   i) Locating bedroom and other noise-sensitive rooms away from the road;
   ii) Using thick glass panes or double glazing to windows fronting the road;
   iii) Using solid-core doors and other appropriate seals to vents and other openings;
   iv) Mounding (within landscape setback); or
   v) Using solid wall construction.

c) Noise sources from new development may be controlled by locating active recreation areas (e.g., swimming pools and barbecue areas); services such as garbage collection, pumps, and air conditioners; and access ways, garages and parking areas away from bedrooms of adjacent dwellings.

d) Driveways and parking areas shall be located away from bedroom windows of neighbouring dwellings.

e) Maximum noise levels from plant and equipment:
   i. No electrical, mechanical or hydraulic plant or equipment shall generate a noise level greater
Objectives

The above shows techniques for providing privacy to a lower dwelling’s private open space.

Controls

than 5dBA above the ambient L90 sound level at the boundaries of any allotment at any time of day.

Prescriptive Measures

Acoustic Privacy

a) Bedrooms of one dwelling should not be adjoining the activity areas of adjoining dwellings.

b) External noise from major roads or surrounding development can be minimised by:

i) Location of bedrooms and other noise sensitive rooms away from the road;

ii) Double glazing or thick glass panes to windows facing the road;

iii) Landscaping or mounding; or

iv) Solid wall construction.

c) Site layouts are to ensure that visitor parking areas have a line of sight separation of at least 3m from bedroom windows.
3.6.8. Safety And Security

**Objectives**

1) To provide personal and property security for residents and visitors and enhance perceptions of community safety.

2) To provide each dwelling with an entry that creates a sense of individual identity.

**Controls**

**Performance Criteria**

a) Buildings shall be designed to overlook public and communal streets and other public areas to provide casual surveillance. Buildings adjacent to public or communal streets or open space shall have at least one habitable room window with an outlook to that area.

b) Site planning, buildings, fences, landscaping and other features shall clearly define territory and ownership of all public, common, semi-private and private spaces.

c) Appropriate lighting shall be provided to all pedestrian paths between public and shaded areas, parking areas and building entries. Building entries shall provide a sense of security for both residents and visitors. Shared entries serving dwellings shall be able to be locked.

d) Movement sensitive light switches shall be installed outside residential flat building walls near pedestrian paths, shaded areas, parking areas and building entries.

e) Entries to dwellings:

i) shall be clearly visible from streets or internal driveways;

ii) shall provide a sense of personal address shelter and transitional space around the entry;

iii) shall be located at ground level or can be easily accessible to people with disabilities.

f) All entries shall be generally not set back more than 10 metres from the street frontage. Residents and visitors should be able to see into an entry foyer prior to entering.

g) Buildings shall be designed to minimise access between roofs, balconies and windows of adjoining dwellings.
## Objectives

*Safety And Security contd…*

## Controls

<table>
<thead>
<tr>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>h) Major pedestrian, cycle and vehicle thoroughfare areas shall identify and be reinforced as “safe routes” through:</td>
</tr>
<tr>
<td>i) appropriate lighting;</td>
</tr>
<tr>
<td>ii) the potential for causal surveillance from houses;</td>
</tr>
<tr>
<td>iii) minimised opportunities for concealment;</td>
</tr>
<tr>
<td>iv) landscaping which allows long-distance sight lines; and</td>
</tr>
<tr>
<td>v) avoidance of “blind corners”.</td>
</tr>
<tr>
<td>i) Landscape and fencing shall not be of security risk. Where security is an issue, paths shall not be screened. Planting may consist of low ground covers and where taller tree species are proposed trees with clean trunks to a height of two metres are encouraged.</td>
</tr>
<tr>
<td>j) Fencing shall be predominately opened in design such as picket fences.</td>
</tr>
<tr>
<td>k) Carparking shall be designed to enhance safety for all users through:</td>
</tr>
<tr>
<td>i) using appropriate lighting;</td>
</tr>
<tr>
<td>ii) allowing maximum opportunities for casual surveillance; and</td>
</tr>
<tr>
<td>iii) using appropriate security measures.</td>
</tr>
</tbody>
</table>
3.6.9. Access And Mobility

**Objectives**

1) To provide a diversity of apartment types, which cater for different household requirements now and in the future.

2) To maintain equitable access to new housing by cultural and socio-economic groups.

3) To encourage housing designs which meet the broadest range of the occupants’ needs as possible.

4) To encourage adaptive re-use.

**Controls**

**Performance Criteria**

a) A variety of dwelling types is encouraged between 1, 2, 3 and 4 bedroom apartments; particularly in large residential flat developments and on the ground floor.

b) 10% of units in multiple dwelling housing and residential flat developments shall be designed as suitable for adaptation for occupation by disabled/aged persons.

**Prescriptive Measures**

a) The design of all new development must address the provision of access for people with special access needs. This includes access to and from public foyer areas, parking areas and private open space areas (for dwellings that have been nominated as adaptable dwellings).

b) Multiple dwelling housing and residential flat building developments must provide dwellings that comply with AS4299 – 1995 Adaptable Housing on the following ratio:

   i) One adaptable dwelling for every 10 dwellings in the development.

   ii) Where the number of dwellings is less than 10 dwellings and not less than five dwellings, provision is to be made to providing at least one adaptable dwelling

   c) The design of dwellings should ensure that the shape and dimensions of a room allow flexibility in its use and furniture arrangement. Entries, doors and passageways must be wide enough to allow for furniture movement and wheelchair access.

   d) Each adaptive dwelling is to be provided with a minimum 3.8m wide car parking space located close to an accessible entrance to a building or facility (refer to AS 1428.1) or to a wheelchair accessible parking space and an accessible entrance to a building or facility or to a wheelchair

---

Access and Mobility contd…
## Objectives

### Controls

Accessible lift (refer to AS 1735.12). A continuous accessible path of travel (refer to AS 1428.1) shall be provided.

e) Notwithstanding the above, Council may require a higher number of designated accessible parking spaces over and above the requirements set out in the BCA, depending on the specific circumstances.

f) Designated accessible spaces shall consist of an unobstructed area having a firm, plane surface with a fall not exceeding 1 in 40 (or 1 in 33 for outdoor bituminous seal surface).

g) Provide headroom of at least 2.5m. (Headroom refers to the vertical distance between the floor level and the lowest point of any overhead structure/obstruction).

h) Accessible parking shall be well lit.

### Lift requirements for Residential Flat Buildings

<table>
<thead>
<tr>
<th>Storeys</th>
<th>Lift Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>No</td>
</tr>
<tr>
<td>2</td>
<td>No</td>
</tr>
<tr>
<td>3 (no basement)</td>
<td>No</td>
</tr>
<tr>
<td>3 (with basement)</td>
<td>Yes</td>
</tr>
<tr>
<td>4</td>
<td>Yes</td>
</tr>
</tbody>
</table>

i) In buildings having no lifts adaptable dwellings must be located on the ground floor and be accessible by a safe path of travel to the main entrance to the street in accordance with the Building Code of Australia Part D 3.2.

### 3.6.10. Car Parking, Driveways And Manoeuvring Areas

#### Objectives

1) To ensure adequate provision of secure and accessible on-site parking for residents and visitors;

2) To ensure vehicular and pedestrian safety;

#### Controls

**Performance Criteria**

a) Parking spaces shall not be permitted above the ground, between the building and the street alignment.

b) Garage doors shall not dominate the front elevation of the dual occupancy housing, multiple dwelling housing or residential flat
Objectives

3) To ensure that parking areas are designed carefully so that they do not detract from the appearance of the development and the surrounding streetscape;

4) To ensure that the design of parking areas limit the amount of impervious surfaces over a site;

5) To ensure that the design of parking areas limit the amount of site excavation in order to avoid site instability and the interruption to ground water flows.

Controls

c) Garages should be of a scale and position so as not to conflict with the character of other residential dwellings in the street. Garage entrances shall be located to the side wall behind the façade main wall of the building, or to the rear of the allotment.

d) All car parking spaces, garages and vehicle manoeuvring driveways shall be designed so that vehicles can easily enter and leave the premises by movement in a forward direction.

e) Where large areas of paving are required for driveways, turning and parking areas, these shall be treated with a variation of paving, inter-planting with grass in perforated cellular slabs or landscaping to give a visual break to such areas.

f) Differing surface treatments such as paving or stencilling is to be used to highlight entrances, visitor parking spaces and to break up the driveway (create visual appeal through the use of different driveway treatments).

g) Landscaping shall be used to break up parking and driveways.

h) Long straight driveways (gun barrel developments) are to be avoided.

i) Large expanses of concrete and sealed surfaces are to be avoided.

j) Parking spaces are not permitted within the front or rear building setbacks.

k) Parking may be provided in tandem where 2 spaces are provided for one dwelling and form part of a strata title lot.

l) Parking spaces (including visitor spaces) are not permitted within the front building setback.

m) Visitor parking spaces shall be freely accessible at all times by their intended users, and preferably located in front of security grills. Where they are located behind any security grills or controlled access doors, provision must be made for an intercom system to allow access.

n) Visitor parking spaces must be clearly designated and signposted. They should
Objectives

be easily visible when entering the site and cars must be able to enter and leave the site in a forward direction.

o) Parking spaces (including visitor spaces) will only be permitted within the rear building setbacks where they are visible from the street or internal driveways. Where parking is provided in such circumstances a minimum landscaped area of one metre is to be provided adjacent to the rear boundary and at least 60% of the rear setback is to be maintained for common open space or private open space.

Prescriptive Measures

a) On-site car parking for is to be provided in accordance with the Required Car Parking tables in Part 2 of this DCP.

b) All car parking spaces required by Council in excess of the number quoted above, shall remain as common property and shall be kept available for the use of visitors to the building.

c) Minimum dimensions for car parking spaces and aisle widths to be in accordance with AS/NZS 2890.1:2004 – Parking Facilities Part 1 – Off Street Car Parking. Refer Part 2 of this DCP.

d) Parking spaces (including visitor spaces) are not permitted within the front building setback.

e) Visitor parking spaces shall be freely accessible at all times by their intended users, and preferably located in front of security grills. Where they are located behind any security grills or controlled access doors, provision must be made for an intercom system to allow access.

f) Visitor parking spaces must be clearly designed and signposted. They should be easily visible when entering the site and cars must be able to enter and leave the site in a forward direction.

g) Parking spaces (including visitor spaces) will only be permitted within the rear building setbacks where they are visible from the street or internal driveways. Where parking is provided in such
Objectives

1) To control stormwater runoff and minimise discharge impacts on adjoining properties and into natural drainage systems before, during and after construction.

2) To prevent flood damage to the built and natural environment, inundation of dwellings and stormwater damage to properties.

3) To ensure that proposed development does not adversely affect the operational capacity of the downstream stormwater system.

4) To encourage re-use, recycling and harvesting of stormwater to reduce wastage consumption

Controls

a) Site drainage schemes shall utilise on-site detention and infiltration mechanisms wherever possible.

b) Building design and landscaping treatment shall allow for the minimisation of water consumption.

c) On-site detention shall be used to trap and remove waterborne contaminants.

Prescriptive Measures

a) Where any development will result in an increase in stormwater runoff, Council may require the developer to make satisfactory arrangements for the efficient disposal of stormwater from the site. These arrangements may include (but not be limited to) on-site detention of stormwater and/or appropriate augmentation of Council’s stormwater disposal system.

b) The stormwater discharge for development sites shall not exceed the 5 year ARI storm event. Typically an on-site stormwater detention system will be required to reduce the velocity of stormwater discharge.

c) On-site stormwater and drainage control should be designed to the requirements specified in Council’s Engineering Specifications for...
<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
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<tbody>
<tr>
<td>Subdivisions.</td>
<td>d) Stormwater should be gravity drained to Council’s drainage system, which may require interallotment drainage.</td>
</tr>
<tr>
<td>e) The collection and mechanical pumping of stormwater upslope will not be considered by Council.</td>
<td>f) Proponents may require the creation of easements over downstream properties for drainage purposes. In this circumstance a letter of agreement from the owner(s) of the downstream properties is to be submitted with the development application.</td>
</tr>
<tr>
<td>g) Such agreement must state that they have no objection to the discharge of stormwater through their properties to reach Council’s drainage system nor do they have objection to the creation of necessary easements over the pipelines.</td>
<td>h) If an easement is necessary over downstream properties this must be created prior to the development consent becoming active, that is, deferred commencement consent would be issued in such cases where an easement is outstanding.</td>
</tr>
</tbody>
</table>
3.6.12. Heritage

**Objectives**
1) To conserve and enhance the cultural heritage of the City of Queanbeyan

2) To retain the heritage characteristics of the Heritage Conservation Area and/or of Heritage Items identified in *Queanbeyan Local Environmental Plan 2012* (as amended)

**Controls**

**Performance Criteria**

a) Heritage Items which are of local, regional or state significance should be preserved.

b) Dual occupancy, multi-dwelling housing and residential flat development should be sympathetically designed to minimise any impact on Heritage Items or the Heritage Conservation Area.

c) Dual occupancy, multiple dwelling housing and residential flat development should be sympathetically designed to ensure that the existing heritage character of the streetscape and environment is maintained.

**Prescriptive Measures**

a) Dual occupancy, multiple dwelling housing and residential flat development adjacent to or in the vicinity of a Heritage Item should be accompanied by a Statement of Heritage Impact* demonstrating how the proposal will integrate with the item and its setting.

b) An assessment is to be made of:
   i) The effect that the development will have on the historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the Heritage Item and its site and;
   ii) The compatibility of the development with the Heritage Item.

c) Development proposals shall meet the applicable requirements of Part 4 Heritage and Conservation of this DCP

d) Dual occupancy, multiple dwelling housing and residential flat
Objectives

*Heritage contd…*

Controls

development involving Heritage Items must be accompanied by a Statement of Heritage Impact* which provides an analysis of the impact of the proposed works on the significance of the item and its setting.

e) Where it is proposed to demolish an existing building the development application must be accompanied by a Statement of Heritage Impact* where;

i) the building is a Heritage Item;

ii) the building is within a Heritage Conservation Area;

iii) the building is in the vicinity of a Heritage Item;

iv) the building is listed on the register of the National Estate;

v) the building was erected prior to 1960; or

vi) on the Register of the National Trust of Australia.

*A Statement of Heritage Impact means a document consisting of:

1) A statement demonstrating the heritage significance of a Heritage Item or Heritage Conservation Area, or of a building, work, archaeological site, tree or place, and;

2) An assessment of the impact that proposed development will have on that significance, and;

3) Proposals to minimise that impact.


If your proposal is either located within a Heritage Conservation Area, involves a Heritage Item or is in the vicinity of a Heritage Item, an appointment will need to be made with Council’s Heritage Advisor for appropriate heritage advice, prior to designing the development. Appointments can be made by contacting Council’s Sustainability and Better Living section on 6285 6276 or 6285 6165.
3.6.13. Site Facilities

3.6.13.1. General Site Facility Controls

Objectives

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

Performance Criteria

a) Waste management for all types of multiunit dwellings should comply with the requirements under the Better Practice Guide for Waste Management in Multi-Unit Dwellings published by the Department of Environment and Climate Change (www.environment.nsw.gov.au).

3.6.13.2. Waste Storage

Objectives

1) Acceptable Collection and Storage Methods

Controls

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

b) For up to 6 units each dwelling in the development will be provided with waste, recycling and green waste bins. Storage areas need to be provided within the curtilage of each unit and may include garages or courtyards that provide external access. Residents shall be responsible for wheeling the mobile garbage bins to the kerbside for weekly/fortnightly collection.

c) For 7 or more units a communal waste enclosure will be required to be located immediately adjacent to the front boundary and no further than 6.0m from the front boundary. Where bins are stored in a common area, bins will generally be collected by the waste contractor from the storage area, emptied and returned to the storage area.

d) For 6-12 units either of the above collection methods may be practical and selection of the best method should be done in conjunction with Council staff.

e) If bins are to be placed at kerbside, consideration needs to be given as to whether there is sufficient space for collection and whether the location will pose a traffic hazard. Wheeled bins should
3.6.13.3. Location of Storage Areas

**Objectives**

1) Appropriate siting and storage of waste bins

**Controls**

- Waste Storage contd…

   - not be placed near intersections, roundabouts, slow points or along busy arterial roads. In these circumstances applicants should investigate whether collection is available from side or rear streets, and whether sufficient frontage is available to service the number of bins/units.

   - a) Communal waste bin enclosure areas are to be located so as to:

     - i) conceal their contents from view from public places and adjacent properties;
     - ii) avoid creating an odour nuisance for dwellings on property and adjoining properties; and
     - iii) avoid creating a noise nuisance during servicing for dwellings on the property and on adjoining properties.

   - b) Waste bin enclosure areas should be designed to:

     - i) be uncovered and constructed of materials matching materials of the main building. For development 3 storeys or more waste bin areas are to be roofed, with provision for ventilation;
     - ii) be incorporated into the landscaping if provided at ground level; and
     - iii) be well ventilated and accessible where located in under floor areas of the building.

   - c) Distance and slope are important considerations in the relationship between the storage area and collection point for individual bins; particularly for elderly residents. As a general rule, bins should not need to be wheeled more than 50 metres, and should not need to be wheeled over steps or through a dwelling. The bin-carting grade should not exceed 1:14.

   - d) Collection of bins within a development will not generally be considered favourably. In
Objectives

Location of Storage Areas contd..

Controls

larger developments (>30 units) Council may consider internally located collection bays after consultation with its waste contractor. Where waste bins are to be collected from a point within the site, adequate space shall be provided within the site to accommodate the collection vehicle.

e) Turning circles must comply with the AUSTROADS single unit truck/bus design. Internal road pavements will be required to be upgraded to meet Council’s subdivision standards for roads and shall have a minimum width of 6.0m.

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

3.6.13.4. Ongoing Management

Objectives

1) Ongoing management of waste/waste collection

Controls

a) It is important to establish and delegate responsibility for the following ongoing management tasks:

i) Transporting bins between the storage area and collection point on collection day and returning bins promptly to the storage area following collection;

ii) Washing the bins and the storage area regularly;

iii) Monitoring and maintaining the chute system, where proposed;

iv) Maintaining the development free of litter and dumped rubbish; and

v) Ensuring communication of waste management issues to residents.

b) For high-rise residential flat buildings a caretaker or manager is required to undertake these responsibilities. Ongoing management must be addressed in the Waste Management Plan submitted with the development application.
Objectives

Controls

Ongoing Management contd…

c) In addition the Waste Management Plan shall detail:
   i. The type and amount of waste/recyclable materials to be generated;
   ii. How waste/recyclable materials are to be stored and treated on site;
   iii. How residual waste/recyclable material is to be disposed of; and
   iv. How ongoing waste management will operate.

3.6.13.5. Other Facilities

Objectives

1) Ensure appropriate location of other site facilities.

Controls

Antennae

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

Storage

a) Each dwelling is provided with a lockable external store of waterproof construction with a minimum volume of 6 m$^3$. A lockable garage or locker in a carport is acceptable.

b) In developments of 10 or more dwellings, a storeroom with toilet and wash basin is to be provided for use by persons providing maintenance services.

Building Identification

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

Clothes Drying

a) Clothes drying facilities are to be appropriately screened from public view. A minimum area of 30m$^2$ is to be provided with good solar access and installed with adequate drying facilities.

b) Developments are encouraged to provide secure, open air clothes drying facilities screened from street view.

c) If open air, common clothes drying facilities
Objectives

Other Facilities contd…

Controls

are provided, they are to be easily accessible to all residents and visually screened from streets and other public areas.

d) If clothes drying facilities are located on private balconies, $2m^2$ is to be provided in addition to the minimum private open space requirements and screened when viewed from outside the development.

**Mechanical Plant**

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

**Mailboxes**

a) Mailboxes are to be convenient for residents and delivery services. They should be provided in a safe, secure, well-lit location.

**3.6.13.6. Water Meters**

Objectives

1) Ensure appropriate location of water meters

Controls

a) With most multi-dwelling housing developments the site has an existing domestic service which will require an upgrade to enable the development to be serviced sufficiently. Below are the water meter requirements for each type of development:

i) **Dual Occupancy Torrens Title** – 2 water meters are required (one 20mm meter for each dwelling)

ii) **Dual Occupancy Strata/Other** – 1 main meter plus sub meters for each unit.

iii) **Other Multi-Dwelling Housing and Residential Flat Buildings** – a main meter is required to be connected to Council’s water supply (please see the table below for the size of the mains
Water Meters contd…

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Size of Mains Meter</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-2</td>
<td>20mm</td>
</tr>
<tr>
<td>3-6</td>
<td>25mm</td>
</tr>
<tr>
<td>7-12</td>
<td>32mm</td>
</tr>
<tr>
<td>13-50</td>
<td>50mm</td>
</tr>
<tr>
<td>51-100</td>
<td>80mm</td>
</tr>
</tbody>
</table>

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

3.6.14. Landscaping

Objectives

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

Controls

Performance Criteria

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

Prescriptive Measures

a) Development proposals should be accompanied by a landscape plan prepared by a qualified landscape architect or designer, in accordance with the Landscaping section in Part 2.6 of this DCP. Demonstrate an advanced understanding of the opportunities and constraints identified by the prevailing site conditions (including the agreed site analysis, where appropriate), local development and building controls.
b) The landscape plan should demonstrate consistency with all relevant Australian Standard and the relevant objectives of Queanbeyan Local Environmental Plan 2012.
c) Indicate the proposed surface treatment of...
Objectives

Landscaping contd…

Controls

the private, communal or public open space, as applicable, including details such as (but not limited to):

i) The location of all existing and proposed building and structures, Proposed soft and hard landscape treatment,

ii) Existing contours, finished spot levels,

iii) Proposed methods of addressing changes of level,

iv) The location of all existing and proposed underground/above ground urban servicing demonstrating an integrated approach between their location and any surface embellishments,

v) Existing vegetation (including vegetation proposed to be removed) providing detailed notes of tree species greater than 3m in height or remnant vegetation.

d) Provide sufficient information to demonstrate how the proposed development will be embellished and contribute to the amenity of the local area.

e) The Landscape Plan shall include a planting plan which shall address any issues that concern the proposed development and its relationship to:

i) The existing streetscape and local landscape character,

ii) Adjoining (existing) developments or land uses,

iii) Existing site features, and

iv) Adjoining public land, urban bush reserves or land of a sensitive nature.

f) For complex development involving multiple buildings and/or lots, the Landscape Plan shall include:

i) a ‘statement of design intent’ i.e. the purpose of the landscape embellishment; and a statement confirming the proposed landscape plan has been developed during the initial site planning and concept design stages for the proposed development.
Objectives

Landscaping contd…

Controls

g) The Landscape Consultant is responsible to either:

i) Advise Council in writing of the completion of landscape work in a manner consistent with the plan submitted to Council as part of Development Application; or

ii) Provide details as to any variation from the plan submitted to Council for approval.

Fencing

a) Courtyard walls which face a road, pedestrian walkway, reserve or public place shall be staggered and constructed of brick or open style palisade fence. The screen wall may incorporate other building materials provided, in the opinion of Council, such materials enhance the physical appearance of the development.

b) Side and rear boundaries and courtyard areas shall be fenced of new materials to a height of 1.8m and consist of lapped and capped timber paling fence or decorative steel fencing (i.e. colorbond). Council may require the fence height to be increased in some circumstances to protect the privacy and amenity of neighbours.
3.6.15. Dual Occupancy Housing

Types of Dual Occupancy

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

3.6.15.1. Dual Occupancy General Controls

Objectives
1) Encourage a high standard of aesthetically pleasing and functional residential developments that sympathetically relate to adjoining and nearby developments.

2) Ensure that development will not detrimentally affect the existing amenity of any adjoining lands and ensure that satisfactory measures are incorporated to ameliorate any impacts arising from the proposed development.

3) Encourage good design with particular emphasis on the integration of buildings and landscaped areas that add to the character of the neighbourhood.

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

Controls

Prescriptive Measures

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

Minimum Area
a) The minimum area for dual occupancy is specified by Clause 4.1A in Queanbeyan Local Environmental Plan 2012.

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

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

b) Dual occupancies in zone R3 are limited to single storey or 6m. Two storeys (up to 8.5m) may be permitted in the case of the erection of a second dwelling proposal on the same allotment where:
   i) The existing dwelling is two storeys, and
   ii) All existing dwellings on adjoining allotments (including across the road) are also two storeys.
### 3.6.15.2. Dual Occupancy Design Requirements

#### Objectives

<table>
<thead>
<tr>
<th>Controls</th>
<th>Prescriptive Measures</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>External Appearance</strong></td>
<td></td>
</tr>
<tr>
<td>1)</td>
<td>Encourage a high standard of aesthetically pleasing and functional residential developments that sympathetically relate to adjoining and nearby developments.</td>
</tr>
<tr>
<td>2)</td>
<td>Ensure that development will not detrimentally affect the existing amenity of any adjoining lands and ensure that satisfactory measures are incorporated to ameliorate any impacts arising from the proposed development.</td>
</tr>
<tr>
<td>3)</td>
<td>Encourage good design with particular emphasis on the integration of buildings and landscaped areas that add to the character of the neighbourhood.</td>
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#### Private Open Space (POS)

<table>
<thead>
<tr>
<th>Controls</th>
<th>Prescriptive Measures</th>
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<tbody>
<tr>
<td>1)</td>
<td>Provide high levels of amenity for future residents of any residential development.</td>
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</table>

### Private Open Space (POS)

a) Council will require, for each dwelling, the provision of a private open space area for recreation purposes.

b) The private open space area shall be a minimum of \(80\text{m}^2\) in size for 1, 2 or 3 bedroom dwellings and a minimum of \(100\text{m}^2\) in size for 4 or more bedroom dwellings.

c) The following dimensions for the private open space area for each dwelling are required to be complied with:

- i) Minimum width of 2.5m; and
- ii) One part of the private open space area is to be capable of containing a rectangle of 4m x
Objectives

_Dual Occupancy Design Requirements – POS contd…_

Controls

vi) Each courtyard is to be provided with a lockable storage area of 6 cubic m.

v) The private courtyard areas shall have direct access to the internal living areas of the dwelling and have a northerly aspect. For north/south oriented lots, the courtyard may be located to the rear of the dwelling. The area must be generally constructed of porous pavement materials. No more than 50% of the courtyard area should be hard surfaced with the remaining area comprising soft landscaping with shrubs and small scale trees.

e) Fences separating courtyard areas are to be 1.8m in height and consist of lapped and capped timber paling fence or decorative steel fencing (i.e. colorbond).

f) Courtyards in the front building setback are not permitted for existing dwellings. Courtyards may be erected forward of the building for new development on vacant land where the wall is staggered and constructed of brick or is rendered with open elements for surveillance. Brick pillar and open style palisade fencing may also be permitted. The wall should be setback from the front boundary a minimum distance of 3m with landscaping included on the street side.
### Objectives

<table>
<thead>
<tr>
<th>Car Parking</th>
<th>Controls</th>
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<tbody>
<tr>
<td></td>
<td>Car Parking</td>
</tr>
<tr>
<td></td>
<td>a) In accordance with the Car Parking section of Part 2 of this DCP</td>
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</table>

### Other Design Elements

<table>
<thead>
<tr>
<th>Car Parking</th>
<th>Controls</th>
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<tr>
<td></td>
<td>Other Design Elements</td>
</tr>
<tr>
<td></td>
<td>a) Dual Occupancy proposals are to satisfy all other relevant design elements of this Part.</td>
</tr>
</tbody>
</table>
3.7. What are the Design Quality Principles under SEPP 65 requiring Consideration in the Proposal?
Council’s vision for improved design quality and architecture for residential flat building development in part, depend on understanding the location of the development, its context and the character of its setting. In achieving and understanding this vision, this DCP adopts ten Design Quality Principles set out below and prescribed in SEPP No 65, for improved design quality.

For residential flat buildings of three or more storeys and four or more self contained dwellings a development application must be accompanied by a design verification from a qualified designer being a statement in which the qualified designer verifies:
1) that he or she has designed or directed the design of the residential flat development, and
2) that the design quality principles set out in Part 2 of the State Environmental Planning Policy
3) No 65 – Design Quality of Residential Flat Development are achieved for the residential flat development.

A qualified designer means a person registered as an architect in accordance with the Architects Act 1921.

3.7.1. Introduction to the Principles

Good design is a creative process which, when applied to towns and cities, results in the development of great urban places: buildings, streets, squares and parks.

Good design is inextricably linked to its site and locality, responding to the landscape, existing built form, culture and attitudes. It provides sustainable living environments, both in private and public areas.

Good design serves the public interest and includes appropriate innovation to respond to technical, social, aesthetic, economic and environmental challenges.

The design quality principles do not generate design solutions, but provide a guide to achieving good design and the means of evaluating the merit of proposed solutions.

3.7.2. Principle 1: Context

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

Responding to context involves identifying the desirable elements of a location’s current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

3.7.3. Principle 2: Scale

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.
3.7.4. Principle 3: Built Form

Good design achieves an appropriate built form for a site and the building’s purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

3.7.5. Principle 4: Density

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.


Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

3.7.7. Principle 6: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

Landscape design builds on the existing site’s natural and cultural features in responsible and creative ways. It enhances the development’s natural environmental performance by coordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbour’s amenity, and provide for practical establishment and long term management.

3.7.8. Principle 7: Amenity

Good design provides amenity though the physical, spatial and environmental quality of a development.

Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.
3.7.9. Principle 8: Safety and Security

Good design optimises safety and security, both internal to the development and for the public domain.

This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

3.7.10. Principle 9: Social dimensions and affordable housing

Good design responds to the social context and needs of the local community of terms of lifestyles, affordability, and access to social facilities.

New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.

New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.

3.7.11. Principle 10: Aesthetics

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

3.7.12. Design Verification – Issue of Construction and Occupation Certificates

Where a development application is approved and accompanied by a design verification from a qualified designer pursuant to SEPP No 65 a certifying authority must not issue a construction certificate or occupation certificate unless:

1) A certifying authority must not issue a construction certificate for residential flat development unless the certifying authority has received a design verification from a qualified designer, being a statement in which the qualified designer verifies that the plans and specification achieve or improve the design quality of the development for which development consent was granted, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 – Design Quality of residential flat Development.

2) A certifying authority must not issue an occupation certificate to authorise a person to commence occupation or use of residential flat development unless the certifying authority has received design verification from a qualified designer, being a statement in which the qualified designer verifies that the development as shown in the plans and specification in respect of which the construction certificate was issued, has regard to the design quality principles set out in Part 2 of State Environmental Policy No 65 – Design Quality or Residential flat Development.
3.8. Specific Requirements for Dual Occupancy, Multi Dwelling Housing and Residential Flat Building Applications

3.8.1. Site Analysis Plan

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

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

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

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

Figure 4: Example of a Site Analysis Plan
3.8.2. What to Include in a Site Analysis Plan and Statement of Environmental Effects?

A Site Analysis Plan shall indicate:

a) The location of any proposed buildings or works (including extensions or additions to existing buildings or works) in relation to the land’s boundaries and adjoining development;
b) Any buildings/structures to be demolished;
c) Floor plans of any proposed building showing layout, partitioning, room sizes and intended uses of each part of the building;
d) Elevations and sections showing proposed external finishes and heights of any proposed buildings;
e) Proposed finished levels of the land in relation to existing and proposed building and roads;
f) Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate);
g) Proposed landscaping and treatment of the land (indicating plant types and their height and maturity);
h) Proposed methods of draining the land;
i) The location, boundary dimensions, site area of the land and north point of the land;
j) Existing vegetation and trees on the land;
k) The location and uses of existing buildings on the land;
l) Existing levels of the land in relation to buildings and roads;
m) The location and uses of buildings on sites adjoining the land; and
n) Location of utilities and infrastructure and any easements.

3.9. State Environmental Planning Policy No 65 Requirements

3.9.1. Design Verification

State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development – for residential flat buildings of 3 or more storeys and 4 or more self-contained dwellings, a development application must be made outlined as follows:

Documentation and other material to be submitted with your application – a development application that relates to residential flat development, must be accompanied by a design verification from a qualified designer being a statement in which the qualified designer verifies:

a) That he or she has designed or directed the design of the residential flat development, and
b) That the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development are achieved for the residential flat development.

Clause 3 of the Environmental Planning and Assessment Regulation 2000 contains the following definition: qualified designer means a person registered as an architect in accordance with the Architects Act 1921.

In addition, the statement of environmental effects submitted with your application must include the following, if the development application relates to residential flat development to which State Environmental Planning Policy No 65 – Design Quality of residential Flat Development applies:
1) An explanation of the design in terms of the design quality principles set out in Part 2 of State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development,

2) Drawings of the proposed development in the context of surrounding development, including the streetscape,

3) Development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations,

4) Drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context,

5) If the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts,

6) Photomontages of the proposed development in the context of the surrounding development,

7) A sample board of the proposed materials and colours of the façade,

8) Detailed sections of proposed facades,

9) If appropriate, a model that includes the context.

For supporting case study examples of ideas to guide better design of residential flat development, visit the Residential Flat Pattern Book, www.patternbook.nsw.gov.au and for an electronic version of the Residential Flat Design Code visit the Planning NSW website www.planningnsw.nsw.gov.au

3.9.2. Model and Photo Montage

The best way to convey information to members of the public who are unfamiliar with reading plans is by way of a model. In addition, a photo montage indicates how the new building will sit within the existing streetscape. For these reasons, a model is required and two photo montages for SEPP65 proposals indicating:

a) How the building will appear in the immediate streetscape;

b) How the building will appear from a more distant vantage point (approximately 500m away).

3.10. Energy Performance and Sustainability

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

3.11. Fees and Contributions

A number of fees and contributions may be required to be paid to Council at various stages of the assessment of the application as follows:

**Development Application fees** are based on the estimated cost of the development and must be paid at the time of lodgement of the application.

**Advertising Fees** meet the cost of advertising in the local press and providing written notification to nearby affected property owners, in accordance with Council’s adopted notification policy. They must be paid at the time of lodgement of the application.

**Developer Contributions** are a monetary contribution in lieu of the physical provision of public amenities and services. They apply to dual occupancy, multi dwelling housing and residential flat developments.
buildings and are based on the net increase in residential density in accordance with Council’s Development Contribution Plans. They must be paid prior to commencement of works.
Heritage and Conservation

Part 4

Date adopted by Council: 24/7/13
Resolution number: 0146/13
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4.1 Introduction

4.1.1 What is Heritage and Why is it Important?

Our heritage helps to tell the story of our past and can include public buildings, private houses, housing estates, archaeological sites, industrial complexes, cemeteries, memorials, streetscapes and landscapes. These physical reminders are valued because they are associated with important phases of Queanbeyan’s history, or important people or events. They inform us about our cultural history, connect us with our past, and give the community a sense of identity.

Conserving our heritage protects the individual character and values that are represented in heritage items and Heritage Conservation Areas, and assists us in understanding the evolution of Queanbeyan, the surrounding area and its community.

This Part applies to all heritage items, the Heritage Conservation Area, development in the vicinity of heritage items and places of potential heritage value in the Queanbeyan City Council Local Government Area (LGA).

4.1.2 Purpose of this Part

The principal purpose of this Part is to provide guidance to people who are proposing to undertake development on land and to staff where this part applies.

This Part gives effect to the following specific heritage objectives in clause 5.10 of the Queanbeyan Local Environmental Plan (QLEP) 2012:

a) to conserve the environmental heritage of Queanbeyan.

b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.

c) to conserve archaeological sites.

The controls in this Part aim to protect and enhance heritage items, Heritage Conservation Areas and places of potential heritage value, while providing flexibility for owners to adapt properties to meet their changing needs. Heritage protection does not aim to freeze development in time. The right to upgrade older homes to modern standards is recognised. It is a matter of ensuring that what is proposed is sensitive and appropriate.

4.2 How to Use this Part

There are a number of clauses in QLEP 2012 and Queanbeyan Development Control Plan 2012 (QDCP 2012) that may need to be considered when developing a heritage item, or within the Conservation Area or in the vicinity of a heritage item or the Conservation Area. These will depend on the nature and location of the development.

In circumstances where this Part may be inconsistent with any other Part of the QDCP 2012 this Part takes precedence.

This Part applies to the “Types of heritage” listed below.
4.3 Types of Heritage

Heritage properties, items, buildings and landscapes in Queanbeyan fall into one or more of the following categories:

   a) Places of State significance.
   b) Places of local significance.
   c) Places in the Heritage Conservation Area, including local, contributory and non-contributory places.
   d) Places in the vicinity of a heritage item (or Heritage Conservation Area).
   e) Places of potential heritage significance.

Each of these categories is addressed further below.

4.3.1 State Heritage Items

Listing on the State Heritage Register indicates that the heritage item:

   a) Is of particular importance to the people of NSW and enriches our understanding of the State’s history and identity.
   b) Is legally protected as a heritage item under the NSW Heritage Act 1977.
   c) Requires approval from the Heritage Council of NSW for major changes.

Development Applications for State heritage items are assessed both by local Council and the NSW Heritage Office. Local government will consider local planning issues whereas the State Heritage Office will consider the impacts that the proposal might have on State heritage values.

State listed items are generally identified in Schedule 5 of the QLEP 2012. The most up to date listing can be searched on the NSW Heritage Branch Website http://www.environment.nsw.gov.au/heritage/index.htm

Some works to State items are exempt from the need to refer to the Heritage Office. The full list of exempt works and the associated approvals process is also available on the Heritage Office website.

4.3.2 Local Heritage Items

Local heritage items are those items of heritage significance in the local area of Queanbeyan. Heritage significance is determined by assessing a place against a range of heritage criteria including historic, scientific, social and/or aesthetic, as well as archaeological, architectural and natural value. Places may also be important as good examples of their type, or because they are rare or possibly because of their important associations. These items contribute to the individuality, streetscape, townscape, landscape or natural character of Queanbeyan City Council Area’s environmental heritage.

Local heritage items are assessed by the local Council authority. The current QLEP 2012 Heritage Schedule 5 identifies all listed heritage items in the Queanbeyan LGA. In some instances a heritage place may be identified and endorsed for listing by Council, but not yet formally entered onto Schedule 5. In this circumstance refer to 4.3.5 Potential Heritage Significance later in this section.

4.3.3 Heritage Conservation Areas

The Queanbeyan Heritage Conservation Area (Map 1) predominantly contains low-scale residential buildings from some of the key phases of Queanbeyan’s development, notably
the mid to late 19th century, the early 20th century, and the Inter War period up to approximately 1945-50. Many places in the Conservation Area have “contributory value” - that is they have some degree of heritage significance, but have not been assessed as reaching the threshold for individual listing. There are also a small number of non-contributory places that have little or no heritage value at all.

An objective of these guidelines is to “conserve the…heritage conservation areas, including associated fabric, settings and views...”. This objective aims to continue to demonstrate the historic and aesthetic characteristics of a Heritage Conservation Area well into the future. This is achieved by maintaining the Conservation Area’s low-scale residential character and encouraging the retention and/or enhancement of streetscapes. The controls primarily apply to those parts of places that are visible from the public domain.

4.3.4 Vicinity of a Heritage Item

These guidelines include controls to ensure that development in the vicinity of a heritage item addresses its heritage values. A place is defined as ‘in the vicinity’ if it shares a common boundary with the heritage item or is across the road from it (Figure 1.)

Figure 1: Places shown as “A” are “in the vicinity of a heritage item” shown as “H”.

4.3.5 Potential Heritage Significance

In some instances it may become apparent that a place has potential heritage value even though it is not entered in a heritage schedule or in a draft heritage list. Where Council’s Heritage Adviser assesses an item as having potential heritage significance, that item may be considered under these provisions.

Where a building constructed prior to 1960 is proposed to be demolished, Council requires the building to be inspected by Council’s Heritage Adviser to determine if there is potential heritage significance. If the building has potential heritage significance a Heritage Impact Statement is to be submitted with the Development Application. These records also help to ensure that a record of Queanbeyan’s building stock is retained for posterity.
Where development such as excavation has the potential to damage or destroy sub-surface material that may have significance, it may be necessary to undertake additional measures to protect the potential heritage values. In some instances the disturbance of relics may require approval from the NSW Heritage Office.

4.3.6 Definitions

heritage conservation management plan means a document prepared in accordance with guidelines prepared by the Division of the Government Service responsible to the Minister administering the Heritage Act 1977 that documents the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

heritage impact statement means a document consisting of:

   a) a statement demonstrating the heritage significance of a heritage item or heritage conservation area, and
   b) an assessment of the impact that proposed development will have on that significance, and
   c) proposals for measures to minimise that impact.

heritage management document means:

   a) a heritage conservation management plan, or
   b) a heritage impact statement, or
   c) any other document that provides guidelines for the ongoing management and conservation of a heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.

relics means: Refer NSW Heritage Act 1977, Section 4.
Map 1: Queanbeyan Conservation Area is shown outlined in Red
4.4 The Controls

Generally controls are set out for the following types of development: Ancillary Development, Alterations and Additions, New Buildings, Demolition, Change of Use, Subdivision of Land.

4.4.1 Ancillary Development

Ancillary development includes: garages and carports; sheds and structures such as bird aviaries and mail boxes; decks and patios; pergolas, trellises and gazebos; driveways; fences; skylights, solar panels, satellite dishes, air conditioning units, signage, utilities like electricity substations and fire hydrants.

4.4.2 Garages

Garages were historically located at the rear of the property, were often for one car only and used a roof pitch and cladding that was similar to the main dwelling. As a result they had a minimal impact on the streetscape. The trend for large double garages close to the street is not appropriate for heritage buildings or Conservation Areas.

Objectives:

1) To encourage garages to be designed and located so that they harmonise with the historic building and/or streetscape.

Controls:

Existing Garages – Replacement and Alterations

a) An existing “period” garage is generally considered to be part of the site’s historic fabric to be conserved.

b) Demolition is only appropriate where the garage has decayed to the extent that its conservation is no longer prudent or feasible.

c) Reconstructed garages should adopt a similar form, size, material and location as the historic garage they replace. Replacement of traditional garages with a pre-manufactured or “of-the-shelf” garage is not appropriate.

d) Existing and reconstructed garages may be extended by constructing a skillion off the side, or by constructing a carport in front that has the same roof pitch as the existing garage.

e) Extensions to existing garages should be compatible with the existing garage in terms of materials, facade treatment etc., especially where visible from the street.

New Garages

a) New garages should be freestanding and set back behind the rear wall of the building.

b) In some instances new garages may be integrated with extensions to the rear of the building (Figure 2).

c) The style, size and location of a new garage must complement the heritage characteristics of the significant building. In most instances the materials and details of the garage should match those of the main building (Figure 3).

d) The pitch of a new garage roof should match or be close to that of the house. The pitch of double garage roofs may be shallower to reduce overall height. Note that roof pitches of 11 degrees are usually not appropriate.

e) The colour of the garage shall be appropriate for its heritage context. The use of blue, purple or similar body colours is generally not appropriate. If using Colorbond™, different colours are to be chosen for the roof, wall and trim.
f) Pre-manufactured metal garages shall be located at the very rear of the property and not be visible from the public domain. Modern ribbed metal cladding is generally not appropriate; however traditional corrugated iron (custom orb) is usually acceptable.

Figure 2: Garage in left image is freestanding and behind the dwelling. The garage on the right hand image is connected to the rear extension of the cottage. Both solutions may be acceptable if suitably designed.

Figure 3: This garage has a similar roof pitch and eaves overhang to the main dwelling. The weatherboards closely match the house in profile and colour and the tilt door is suitably patterned.

Metal Garages – Specific Controls
A garage that is in accordance with the following points will meet the objective of encouraging garages to be designed and located so that they harmonise with the historic building and streetscape.

a) Walls shall be corrugated iron, weatherboard or fibre-cement sheet with cover battens. Weatherboard to a height of approximately 0.9m above ground level, with fibre-cement sheet and battens above is also acceptable.

b) Roof material shall be galvanised iron or tiles to match the principal building

c) The roof pitch shall match that of the principal building or be 25-27 degrees. The roof pitch can be broken with a 10 -12.5 degree pitch side skillion.
d) The end of roofs shall be detailed with a barge roll.
e) Gutters shall have a quad or ogee profile.
f) Downpipes should be round in profile.
g) Garages doors shall be hinged on their side, or be tilt doors with vertical timber boarding to resemble traditional doors.
h) Roller doors are generally unacceptable, unless concealed from view or set well back on the block.
i) Garage doors should not exceed 2.7m wide. Double span doors do not match traditional proportions so if a double car entrance is required, then two x 2.4m wide or 2.7m wide doors are acceptable provided they are in equal wall bays with wall returns either side, and a wall between the doors, each with a minimum width of 300mm. Double span doors may be acceptable providing they are not readily visible from the street.
j) Pedestrian doors and windows in a garage should be in traditional proportions similar to those in the adjacent dwelling.
k) Garage walls shall be no higher than 2.4m above ground level.
l) Development Application drawings should note the detail of the above items as well as wall height and colour.
m) The colour of walls, roof, doors and trim shall match or be compatible with those of the principal building.

4.4.3 Carports

As it is possible to see through a carport, they have a relatively lower visual impact if suitably designed, compared to a garage.

Objectives:

1) To ensure that the design and location of a carport will not have an adverse impact on the historic building and/or streetscape.

Controls:

a) A carport should be constructed no further forward than 1.5m behind the main front wall of the dwelling and must be behind any adjacent front verandah (Figure 4).
b) Carports shall have the same roof pitch as the main dwelling.
c) Carports shall be detailed the same as (or similar to) the dwelling.
d) A flat roofed carport is generally not acceptable on dwellings with pitched roofs unless there is no feasible alternative, or there is insufficient room between the dwelling and boundary to accommodate a freestanding carport.
e) If a flat-roofed carport is to be allowed it must be consistent with the original style of the building and may use corrugated iron or clear corrugated polycarbonate roofing material. The use of modern roof sheet profiles such as “cliplock” etc is inconsistent with these guidelines if they can be seen from the public domain.
4.4.4 Driveways

Traditionally, a driveway consisted of paired strips of gravel that were later upgraded to paired strips of concrete or similar hard material. There was usually soft landscaping between the house and driveway and the driveway and fence. Large areas of concrete were rarely used and when used today can have an adverse impact on the character of a place.

Objectives:

1) To ensure that the design of driveways and the construction material are not overly bright or excessively scaled, and that the driveway harmonises with the historic character of the dwelling and/or streetscape.

Controls:

a) The retention of traditional driveways of gravel, paired concrete strips, recycled brick and similar materials is encouraged.

b) Existing single-width driveways should be retained, with widening only occurring behind the building line.

c) Existing wheel strips forward of the building line should be retained.

(d) Driveway turning areas should not be installed in the front of the building (between the building and road).

e) Driveways should not extend the full width between the dwelling and the boundary; rather they should be set back a minimum of 450mm from either side to allow for planting beds etc.

f) Plain concrete is highly reflective and generally not consistent with Queanbeyan’s historic cottages when used other than as paired strips. Large expanses of concrete used for driveways and turning circles are not appropriate and are to be avoided.

g) Suitable driveway surfaces include: gravel, paired concrete strips, recycled or new bricks, clay or other pavers and bitumen (tarmac). Tinted concrete and surfaces using several materials, for example brick or paver edging with bitumen infill, may meet the objective if suitably designed. Patterned and stamped concrete is not a traditional process and is not appropriate in the Conservation Area.
4.4.5 Sheds and Outbuildings

Many of Queanbeyan’s historic dwellings include sheds, outbuildings, bird aviaries etc in the backyard. In most instances these structures are not individually significant and were built of second-hand material without the intention that they would survive for any great length of time.

Objectives:

1) To ensure that sheds and outbuildings don’t have an adverse impact by virtue of their location, scale or material.

Controls:

a) New structures are to be located behind the main dwelling or away from the public domain.

b) New structures do not need to replicate the features of the significant building/item but will need to be sympathetic with it.

c) Height of new structures shall be less than the heritage item unless located well away from it.

d) Site coverage and bulk of new structures shall be less than the heritage item.

e) In exceptional circumstances where the design and material of a new structure is not able to be sympathetic to the original, it should be suitably screened with lattice, hedging, trellis etc.

f) Structures that have a similar proportion, form and roof pitch as the heritage item, but with smaller scale and bulk, are more likely to meet the intentions of this guideline than poorly designed, large-scaled, bulky buildings.

4.4.6 Decks and Patios

Decks and patios, if inappropriately designed or located, can have an adverse impact on a heritage place or Conservation Area.

Objectives:

1) To ensure that the design and location of decks and patios is sympathetic to heritage values.

Controls:

a) All proposed decks and patios on listed items, and in the Conservation Area if not located in the rear yard, should have minimal adverse visual impact on the place’s heritage values or those of the streetscape.

b) New decks and patios, including handrails etc should be in a style and material that is sympathetic to the building. For example, welded steel decks on timber cottages are unlikely to be supported.

c) The proportions of new decks and patios shall be in harmony with the dwelling and where located on the front of buildings shall be consistent with good relevant historic examples.

d) Large or elevated decks and patios should be located at the rear of the dwelling or where they are not readily visible from the public realm.
4.4.7 Pergolas, Trellises and Gazebos

Pergolas and trellises are unroofed structures designed to support climbing shade plants over and beside decks, walkways and driveways. Gazebos are free-standing garden structures that are sometimes roofed.

Objectives:

1) To ensure that pergolas, trellises and gazebos are designed, detailed and located in a manner that will not adversely impact on the historic character of the dwelling and/or streetscape.

Controls:

a) All proposed pergolas, trellises and gazebos on listed items and in the Conservation Area should have minimal adverse visual impact on the heritage values of the place or streetscape.

b) Pergolas and trellises over footpaths and driveway between the front boundary and dwelling may be acceptable if designed to suit the character of the dwelling. In most instances this will imply the use of similar materials and dimensions that are apparent on the dwelling, as if it was designed and built at the same time as the dwelling.

c) Gazebos and free-standing or large pergolas should not be erected between the house and the front boundary, unless on rural-sized allotments.

4.4.8 Fences

There is considerable variation in the style and appearance of fences to be seen in front of heritage items, and throughout the Conservation Area. Historically, the fences in front of a dwelling were of a low height and able to be seen through. Front, side and rear fences can all contribute to the appearance and overall character of a streetscape.

Objectives:

1) To ensure that new fences remain consistent with the character of the dwelling and continue to reinforce the positive attributes of a heritage item and the Conservation Area.

2) To retain original existing fencing and provide for new fencing that is consistent with established patterns.

3) To allow for modern fence styles (e.g. Colorbond™ fences) only in areas where they will not have a potential visual impact on heritage significance and streetscape character.

4) To ensure that fences of new development in the vicinity of a heritage item or Conservation Area will not have an adverse impact on its values.

Controls:

Generally

a) Original fences and gates should be retained and restored.

b) Replacement fencing that is visible from the street should reflect the architecture and style of the house or significant building and be sympathetic to nearby historic fencing in terms of height, type and material.

c) Replacement of existing unauthorised fencing should be carried out in accordance with these guidelines.
Front Fences Forward of the Building Line

d) Solid metal panels and pre-painted metal fencing (e.g. Colorbond™) are not supported by Council in front of the building for all heritage items and all buildings in the Conservation Area.

e) Solid fences that can’t be seen through (such as masonry and brushwood) shall not exceed 900mm above ground level.

f) Visually transparent fences (such as metal grill and timber picket) shall not exceed 1.2m above ground level.

g) Where new fences incorporate pickets, slats, palings or the like they shall have a minimum aperture of 25mm.

h) Where solid and slatted (see-through) fences are combined, the slatted (see-through) fence shall be a minimum of 25% of the face area of the fence and the solid fence is to be a maximum 75% of the face area of the fence.

Side Fences Forward of the Building Line:

i) Visually solid fences (including timber palings) shall be restricted to 1.2m above ground level. Tapering from a higher rear fence may be permitted where it is not visually obtrusive.

j) Solid metal panels, Colorbond™ sheeting and the like are not supported.

k) Styles of fence complying with the guidelines for front fences are also suitable for side fences in front of the building line.

Fences Behind the Building Line (Side and Rear Fences Behind the Building)

l) The use of solid metal panels and pre-painted metal fencing (eg Colorbond™) is not appropriate on any boundary where it is visible from the street or on a common boundary with a heritage item.

m) Paling or lapped-and-capped timber fencing is allowed to a maximum height of 1.8m on side and rear boundaries behind the building line.

Corner Allotments

h) In the case of corner allotments both the narrow frontage and the equivalent length of the side frontage shall be subject to the front fence guidelines (Figure 6.)
4.4.9 Vegetation Screens

Removal of vegetation can have a significant impact on the overall characteristics of a heritage place. This includes vegetation on places adjacent to and in the vicinity of a heritage item.

Objectives:
1) To ensure that vegetation which makes an important contribution to a heritage place is not removed unnecessarily as part of development.

Controls:

a) Trees and vegetation screens on land adjacent to heritage items should be retained to provide a visual filter between the old and new.

b) Vegetation screens are not to be used as an excuse to permit poor or unsympathetic development within close proximity of a heritage boundary.

4.4.10 External Fixtures

External fixtures like oil tanks, gas heaters, gas tanks, solar power inverter units, rainwater tanks, etc can detract from the historic and aesthetic character of a heritage item and/or Conservation Area. Where possible such items should be located out of public view, or otherwise screened so that they don’t detract from the appearance of the place.

Objectives:
1) To encourage the suitable location of external fixtures.
2) To minimise any obtrusive effect of new building services and technical equipment in Conservation Areas and on heritage items.
Controls:

a) External fixtures should not be located on primary (front) or publicly visible facades.
b) Where location on a primary (front) facade is unavoidable and may have an adverse visual impact, the item is to be enclosed in, or behind, a suitably designed screen.

4.4.11 Skylights, Solar Panels and other Technology on Roofs

In certain circumstances the installation and location of modern technology can have an adverse impact on significant building fabric and on the aesthetic appearance of a heritage item or Conservation Area.

Objectives:

1) To minimise the heritage impact of modern technology that is fixed to the exterior of a building.

Controls:

a) Skylights, solar panels, solar hot water heaters, satellite dishes, etc. should be designed, selected and located so as to have a minimal impact on the fabric of the building and on its appearance.
b) The items above should be located on a non-prominent elevation or roof plane, or on a free-standing structure or garage roof.
c) An alternative should be found in those circumstances where new technology would adversely impact on a roof that is considered to be of exceptional significance (e.g. prominent church or a historic slate roof).
d) Where there is no feasible alternative to installing solar panels in a prominent location, the items shall sit flush to the roof surface, cover no more than 50% of the prominent roof plane and be set well back (e.g. 0.9m) from ridges, gutters, valleys and barges.

4.4.12 Automatic Teller Machines, Utility Installations and the Like

The installation of Automatic Teller Machines (ATMs), utility installations, and the like can have a significant adverse impact on a historic facade, especially if original or significant fabric is destroyed in the process.

Objectives:

1) To minimise the adverse impact that can result from the installation of ATMs, utility installations and the like.

Controls:

a) Automatic Teller Machines, utility installations and the like should not be installed in a manner that would compromise the place’s historic appearance or character, destroy significant fabric or compromise the building’s proportions or other streetscape value.

4.4.13 Signage Panels

Signage can have an adverse impact on an individual building and on a streetscape due to excessive visual impact, inappropriate location or damage to the fabric of a building.

Objectives:

1) To ensure that signage is of a suitable size, appearance and location to minimise its adverse visual impact on the heritage values of the building and/or streetscape.
2) To ensure that signage is fixed to a building in a manner that will not scar significant fabric if the signage is removed or altered.

**Controls:**

a) Corporate colours should not be applied to the whole of the building’s exterior, and where approved by Council, will be confined to the non-significant parts of the façade. Corporate signs and colours that do not harmonise with the building’s historic character shall be controlled for size and set within a border stripe to separate the sign from the building’s body colour.

b) Commercial signage, whether painted directly onto the building or to panels that are fixed to the building, needs to be designed in size and proportion to fit with the building’s architectural styling. Most commercial buildings include areas on the awning and parapet that are suitable for signage. Signage beyond those areas may not meet the objectives of these guidelines.

c) Signs on the edge or face of awnings shall be no greater in height than 50% of the height of the awning and set in from the edge. The surrounding background colour shall be continuous across the whole of the awning. The height of awnings shall not be increased by the addition of false panels etc. (Figure 7)

d) Signage panels, brackets, lettering and the like that are attached to a building should be fixed in a manner that can be reversed without scarring or damaging significant building fabric. For example, anchors in a face brick wall should be inserted into the mortar joint rather than the brick.

e) Where fixing of signage etc will compromise fabric or the overall appearance of the structure, the signage etc should be attached to a free-standing frame rather than the building itself.

f) Signage will also need to comply with *State Environment Planning Policy No 64 - Advertising and Signage* (SEPP 64).


g) Signage is not to cover/obscure architectural detailing or elements.

![Figure 7: Signage requirements for awnings](image-url)
4.5 Alterations and Additions to Heritage Items and to All Places in the
Heritage Conservation Area and the vicinity

The following controls apply to heritage items and to all places in the Conservation Area. The controls may also apply to places in the vicinity of a heritage item if it is considered that development may impact on the heritage values of a listed place.

As a general guideline, the controls apply to the outside of a listed item, to the publically visible elevations of contributory items and to the streetscape impacts of non-contributory items. A contributory item is a place that has some heritage value, but has not been listed in QLEP 2012 Heritage Schedule 5.

General Objectives:

1) The primary objective is to manage the development of heritage items and the Conservation Area, including all places within it, so that significant heritage values are retained.
2) To allow for the upgrading, adaptation, restoration and extension of listed items and all places in the Conservation Area so that places can be modernised without losing their distinctive characteristics.
3) To allow for contemporary architectural design where the outcome will not adversely impact on the listed item and/or streetscape character.

4.5.1 Character

The character of a place is a function of its style, siting and orientation, form, materials, detailing, colour, scale and setting. When these attributes are in keeping with the original building then its historic character is reinforced. If these attributes are at odds with the original building then its historic character is degraded.

Several styles of historic building are apparent in Queanbeyan including Georgian, Victorian and Federation (Figures 8). The majority of dwellings in the Conservation Area are from the Inter War period (circa 1915 – 1945) (Figure 9 and 10) with many adopting a “Bungalow” form and character. There are also good examples of mid-20th century brick dwellings. Similar styles are reflected in the commercial areas.

Objectives:

1) To ensure the overall heritage characteristics of a place are not compromised as a result of alterations and additions.
2) To ensure that new alterations and additions respect the architectural character and style of the building and area concerned.
3) To maintain and enhance the existing character of the street and the surrounding locality.

Controls:

a) Alterations and additions shall have a style and character similar to the existing. This shall include materials, proportions and details.
b) Aspects of work that are not consistent with prevailing character should be confined to parts of the building that are not significant or will not have an impact on the appearance of the place when viewed from the public realm.
c) Building additions that have a different character from the existing shall be done as a separate “pavilion” that may be “linked” or sensitively connected to the significant structure.
d) Verandah’s on the primary face of the building or visible from the public domain shall not be enclosed.

e) Alterations and additions should not require the destruction of important elements such as chimneys, windows and gables. Demolition of such elements may not meet the objectives of these guidelines.

f) Distinctive elements that contribute to a place’s character shall be retained.

Figure 8: Federation style cottage with small gables in roof, finials and decorative barge boards

Figure 9: Inter War bungalow with shallow roof pitch, paired verandah columns and weatherboards to lower walls.
4.5.2 Siting and Orientation

Most historic buildings in Queanbeyan are square to their boundaries and designed to face the street.

Objectives:

1) To retain traditional streetscape patterns and ensure that alterations and additions to individual items do not detract from their initial designed character.

Controls:

a) Additions and alterations should be sited and orientated in a manner that is consistent with the original. For most historic structures in Queanbeyan this will mean additions and new structures should be aligned orthogonally (i.e., using straight lines and right angles rather than oblique angles and curves).

b) Extensions should not be made to the front of heritage items.

4.5.3 Form

The overall form or shape of a building is part of its heritage characteristic.

Objectives:

1) To ensure that the form of the original building is not lost, subsumed or compromised by new additions.

2) To ensure that the form of additions is sympathetic to the form of the original.
Controls:

a) The form of the original building should remain evident or “legible” after the additions have been completed (Figure 11).

![Figure 11: Extensions should have a lower roof form and set back from the primary building](image)

b) New work should have similar overall proportions and a similar roof pitch to the original. For example, new windows in a building that has vertical sashes should also have vertical sashes, and extensions to a dwelling with a 25 degree roof pitch should be designed with the same pitch.

c) The form of additions should draw on that of the parent structure so that the new work is in harmony with the original (Figure 12).

d) Where the form of the addition is not similar to the original, it shall be designed as a separate entity that is linked back to the heritage building.

![Figure 12: Diagram showing unsympathetic and acceptable examples of additions.](image)

4.5.4 Scale, Height and Bulk

Most of Queanbeyan’s historic dwellings were single storey and of a relatively small scale and bulk. Commercial buildings rarely exceeded two storeys. As a consequence the residential and commercial areas historically had a very “human” scale that differs markedly from modern higher rise development.

Objectives:

1) To reduce adverse visual impacts on scale, bulk and character that may arise from alterations and additions.
Controls:

a) The ridgeline of new development shall generally be no higher than existing.

b) Minor increases in ridge height (to a maximum of 750mm) may be acceptable if designed to harmonise with the main roof and not have an adverse impact on the building’s aesthetic proportions when viewed from the street (Figure 13).

c) Proposed additions with roof heights higher than the existing should be designed as a separate structure that may be linked to the parent building (Figure 14).

d) New work that may increase the apparent scale or bulk of the building or component elements shall be “broken up” and articulated through the use of varied materials, change of colour and tone, use of string-courses, rebates and the like. This is especially important where new work connects to the existing building.

e) Second storey additions or freestanding pavilions will generally not meet the objectives of these guidelines. Undercrofts on sloping land may be acceptable if other planning conditions can be met. Materials and colours of undercroft walls shall vary from the wall above to reduce apparent scale.

Figure 13: Minor increase to ridge height must be sympathetic with the roof form and no greater than 750mm

Figure 14: Large additions should be built as a separate pavilion that is linked back to the original building. Note that the link is rebated where the new connects to the old. This helps to reduce or “break up” scale and bulk.
4.5.5 Setbacks

Front Setback

The front, or streetscape, elevation usually has the most architectural merit and makes the major contribution to the streetscape. As a consequence alterations and additions to the front of a building have the potential to compromise the historic façade and weaken its overall streetscape character. Such additions are unlikely to meet the objective.

Objectives:

1) To retain the historic form of the street elevation of buildings.

Controls:

a) Additions shall not be made to the front of individually listed heritage items and/or contributory buildings whether or not in a Conservation Area, other than in exceptional circumstances such as the reinstatement of the building's original form (Figure 15).

b) Additions to the street frontage of non-listed buildings shall be consistent with adjacent buildings in the street in terms of setback and streetscape impact.

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Figure 15: Diagram showing development to the front of an existing building is not appropriate

Side Setbacks

Extensions to the side of buildings should not ‘compete’ with the historic front elevation. This is usually achieved by setting the extension back from the front of the building. The larger the extension is the greater the setback should be.

Objectives:

1) To reduce the visual impact of building extensions on the proportions of a building and on the streetscape generally.

Controls:
a) Additions to the sides of buildings should be set back from the front façade so that it remains the primary face of the building.
b) As a general guide new walls should be set back 900mm or more behind the adjacent front wall and sit behind a line drawn at 45 degrees from the front corner of the dwelling (not including the verandah) (Figure 16).

![Figure 16: Acceptable set back of side extensions](image)

**Setbacks and Street Pattern**

Front and side boundary setbacks can impact on the character and significance of a heritage place.

**Objectives:**

1) To ensure that historic streetscape patterns are maintained.

**Controls:**

a) Front and side setbacks should be consistent with the predominant street pattern (Figure 17).

![Figure 17: Inappropriate front setbacks](image)
4.5.6 Site Coverage

Most of Queanbeyan’s historic housing was freestanding on the allotment with opportunities for gardening at the front, sides and rear of the property. Many heritage places have relatively low site-coverage and enjoy the benefit of attractive front and rear gardens.

Objectives:

1) To retain the opportunity for vegetation landscaping around heritage places.
2) To ensure that site coverage remains consistent with the predominant pattern that exists in the area.
3) To allow for domestic gardens to continue to contribute to the attractive streetscapes.

Controls:

a) The built area should not cover more than 50% of the site area for allotments that are 1,000 square metres or less, and 33% for allotments over 1,000 square metres.
b) Hard paving between the dwelling and front boundary shall be limited to a pedestrian path and a driveway. The front garden area shall not be hard-surfaced for any purpose including car parking, vehicle turning, etc.

4.5.7 Building Materials

The materials that were used to construct a heritage place are often an important part of its overall character and significance. In some instances the construction materials may be the primary reason for a place being heritage listed.

Objectives:

1) To encourage the conservation of significant fabric.
2) To ensure that new materials are appropriate to the building, bearing in mind the time in which it was built, its style and its details.

Controls:

a) Significant fabric should be retained or restored wherever feasible.
b) Materials used for alterations should be very similar to the existing. Where materials have been changed over time, new materials should be consistent with what was likely to have been used historically.
c) Materials should be chosen so that alterations blend seamlessly with the original. For example, decayed timber windows should be replaced with new timber windows, not aluminium. Similarly, asbestos fibro sheeting should be replaced with modern fibre cement sheeting, also with battens over the joints if previously existing.
d) False brick, “hardiplank” and metal or vinyl weatherboards are unlikely to be original fabric and can be removed and replaced with more sympathetic materials that compliment the heritage values. Note that some versions of false brick are bonded onto an asbestos-rich substrate and should only be removed in an approved manner.
e) In the case of linked additions there is more latitude in the selection of new materials although they should be sympathetic to building materials used in the original building or those typically used on the same type of structure (for example a weatherboard extension to an existing brick house can be considered appropriate).
f) Full brick extensions to timber-framed cottages are unlikely to be considered “sympathetic” to the original and are unlikely to meet the objectives of these guidelines unless built as a “linked pavilion” not readily visible from the public realm.
g) Materials should not be altered unnecessarily. For example, historic face brick walls should not be rendered with cement.

4.5.8 Roofs

In most instances a building’s roof is a major part of its appearance and is a strong indicator of a place’s age, style, design intent etc.

The profile of gutters and downpipes can also be an important part of a building’s character. ‘Ogee’ gutter was used up to about 1915 – 1920 and is appropriate for Victorian and Federation period houses. ‘Quad’ or ‘D’ gutter profile was used from about 1920 and is suitable for Inter War bungalows typically found in Queanbeyan (Figure 18). Note that modern Quad gutters that have ribs or slots are not appropriate on traditional buildings.

Objectives:

1) To ensure that new roofs and gutters maintain the building’s character.

Controls:

a) New roofs should match the original in profile, material, pitch and details.

b) Extensions to galvanised iron roofs should continue to use galvanised iron. Note that the use of galvanised iron enables existing lead flashing to be re-used and is the preferred heritage conservation product.

c) Unpainted galvanised iron should not be replaced with unpainted Zincalume as the latter does not dull down over time or ‘patinate’ to the same degree as galvanised iron.

d) Colorbond™ colours need to be carefully selected to ensure that they are appropriate to the building’s period and style.

e) Barge boards, barge capping, finials etc should follow details that were used at the time of construction.

f) Decorative details such as acroteria (metal scrolls, brackets etc) should be reinstated as part of roof replacement.

g) Gutter profiles (half round, ogee or quad) and downpipes (round or rectangular) are important parts of the building’s detailing and should closely match those used at the time of construction. Many of the modern quad and square profile gutters are not appropriate for a heritage building.

h) Round plastic down-pipes should be painted and should be selected so that they are indistinguishable from traditional round soldered metal downpipes once installed. PVC stormwater pipe is not considered to be appropriate as a downpipe for a historic building.

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Figure 18: ‘Ogee’ profile gutter shown on left and traditional ‘Quad’ profile gutter on right
4.5.9 Windows and Doors

The scale, proportion and materials used in windows and doors can have a major impact on the success of new work in terms of its impact on the heritage significance of the building and the streetscape. Historic window sashes often used fine glazing bars and mullions that should, if possible, be restored rather than replaced. Some historic buildings from the Inter-War period used steel-framed windows that are considered to be significant.

Objectives:

1) To retain the important contribution that windows and doors make to listed items and to other dwellings in the Conservation Area especially where visible from the public domain.

2) To encourage the reinstatement of historically appropriate windows in street elevations of all dwellings in the Conservation Area.

Controls:

a) Where relevant, timber windows should be replaced with new timber windows of similar proportions and design. Cottages that have timber windows in need of replacement shall use new timber windows on the front and publicly visible sides of the house.

b) Where visible from the street, the original window and door arrangements within the wall should be retained or reinstated, especially on the front elevation. There is more latitude for variation further back on side elevations.

c) On prominent historic elevations where additional windows are desired to obtain extra light in a room, two windows of the original proportion should be installed rather than one large window of modern proportion.

d) Windows and doors on extensions should reflect the same proportion and relationship to the wall as the original and be appropriate to the style of the house.

e) Windows and doors on linked pavilions may be in a contemporary style if otherwise compatible.

f) Contemporary materials such as aluminium framing to windows are not appropriate for heritage items unless in a contemporary styled extension, and preferably to the rear of the listed dwelling.

4.5.10 Paint and Colour

The choice of colour, the overall colour scheme, and the parts of the building to which paint is applied can all impact on the heritage value of a building. A well-chosen colour scheme reinforces a building’s heritage character and appeal.

Objectives:

1) To encourage a colour scheme that is sympathetic to a building’s heritage attributes and to the Conservation Area.

2) To discourage the application of paint to surfaces that were designed or built to remain unpainted such as historic face-brick or stone.

Controls:

a) External colour schemes must be sympathetic to the heritage characteristics of the building. This includes both the colours chosen and the parts of the building to which they are applied. Owners may develop their own sympathetic colour scheme or use one based on established literature such as Colour Schemes for Old Australian
Houses by Evans Lucas Stapleton, or The Californian Bungalow in Australia by Graeme Butler.

b) Previously painted fabric may be repainted in a colour that is appropriate to the period of the building. Painting options include:
   i. Repaint the building based on its original colour scheme following investigation, analysis of paint scapes and historic photos etc,
   ii. Repaint the building based on a colour scheme that was typical of the period,
   iii. Repaint the building in a colour scheme that harmonises with its context and is consistent with its character.

c) The use of highly reflective, overly bright colour schemes is inappropriate on a historic building and within the Conservation Area.

d) On commercial buildings the use of corporate colour schemes needs to be sensitively tailored to the architectural character of the building. Broad-scaled application of bright or corporate colours is not appropriate above the awning or on the parapet and is unlikely to meet the objectives of these guidelines.

e) Historic building fabric that has not previously been painted should not be painted. Face brick and stone, in particular, should not be painted. Timber that has been oiled and/or shellacked should be treated with a clear finish.

4.5.11 Controls on Commercial Heritage Buildings

A number of buildings within the Central Business District (CBD) are heritage listed or have important heritage attributes. This is particularly evident in many of the historic facades and parapet treatments above the shop awnings in Monaro and Crawford streets, as well as in the scale and character of historic cottages, dwellings and other buildings now used for commercial purposes.

In most instances the controls in this Part will apply to the commercial heritage buildings. Additional controls, for example on heights and setbacks, are set out in Part 7 of the QDCP 2012 and the QLEP 2012.

Objectives:

1) To retain significant attributes of commercial buildings and streetscapes within the CBD.

Controls:

a) Significant elements of commercial facades shall be retained and conserved. Where relevant, this will include the awning and façade above the awning up to the top of the parapet. In some instances the side elevations have retained their historic integrity and are also to be conserved.
4.6 New Buildings (Dwellings and Commercial)

This section relates to the construction of new buildings, both residential and commercial, that are in the Conservation Area and/or in the vicinity of a heritage item or the vicinity of a Conservation Area. It also relates to the construction of a secondary dwelling or a dual occupancy on the same parcel of land as a heritage item.

4.6.1 New Buildings in Heritage Conservation Area

Objectives:
1) To ensure that a new building fits seamlessly into its streetscape and is designed to complement the predominant character of the local built environment.
2) To achieve an architectural style, character, scale and bulk of new design that harmonises with that of the Conservation Area.

Controls:

a) The design of a new building in the Conservation Area shall have due regard to its context and shall be sympathetic in terms of character, scale, height, form, siting, materials, colour and detailing. Design shall be preceded by detailed analysis of context, and Development Applications shall include street elevations of adjacent properties to demonstrate how the proposal fits with its context.

b) Where a new building is replacing a listed item or a contributory place then it is to be designed so that its appearance from the street is very similar to the significant parts of the contributory item. The new building may be larger than the original, as if the previous building had been extended in accordance with the controls in these guidelines.

c) Where a new building is on vacant land, or replaces a non-significant building, then two approaches may be adopted in the design:

i. The building style and appearance may draw strongly on its neighbours so that it fits seamlessly into its context and is not readily obvious as recent or modern development, or

ii. The building may adopt a modern style but in a manner that compliments its neighbours. Typically such buildings adopt a form, scale and roof pitch that is similar to its neighbours, but may interpret and detail these in a more contemporary manner. With this approach buildings will usually need to be specifically designed for their allotment. As a consequence, most project and kit homes fail to meet this control.

d) Transportable housing is not appropriate for the Conservation Area as it is unlikely to address the specific design and character guidelines for infill development in a heritage area.

e) Siting and set back are to be consistent with the predominant patterns in the street.

f) Windows and doors visible from the street shall be constructed from timber, but may be painted.

4.6.2 New buildings in the Vicinity of a Heritage Item and/or the Vicinity of a Conservation Area

New buildings in the vicinity of listed items and/or in the vicinity of a Conservation Area may range in scale from single dwellings to commercial buildings to multi-level residential unit blocks.
Objectives:

1) To ensure that new buildings are designed and sited so that they do not have an adverse impact on the heritage item and/or the Conservation Area.

Controls:

a) Development in the vicinity of a heritage item and/or in the vicinity of a conservation area should be preceded by a detailed analysis demonstrating how character, scale, height, form, siting, materials, colour and detailing of the new building have been sympathetically addressed.

b) For multi-unit development a heritage impact statement must be undertaken before designing any buildings in the vicinity of heritage items and/or vicinity of a conservation area to ensure their significant attributes are protected. The design and façade treatment should be informed by the heritage impact statement.

c) New buildings may “borrow” architectural elements or design attributes from their historic neighbours, such as roof pitch and form, corrugated iron roofing and weatherboard walls may be of the time and architectural style in which it is designed and built.

d) In some instances it may be acceptable to interpret traditional design concepts in a modern way so that new development is of the time and architectural style in which it is designed and built.

e) New buildings in commercial areas should extend primary design lines from the existing to the new development and/or incorporate a modern parapet where appropriate to maintain consistency in the streetscape.

For more detail see the publication Design in Context – Guidelines for Infill Development in the Historic Environment available free from the NSW Heritage Office website.

4.6.3 Scale, Proportion and Bulk of New Buildings

The height, scale and bulk of a new building has the potential to impact on a heritage item/Conservation Area within its vicinity. The impacts can apply not only to individual buildings but also to significant parks and open spaces.

Objectives:

1) To ensure that the scale and bulk of new buildings does not adversely impact on a heritage item, park, open space or Conservation Area.

Controls:

a) A new building in the vicinity of a heritage item and/or Conservation Area must not dominate the heritage item by virtue of its height, scale, bulk or proximity and in general will be of a similar height or less than the neighbouring heritage item.

b) The height of new buildings that are within proximity of the boundary to the listed item should be scaled down to be approximately the same as the heritage item.

c) New external brick walls shall show an appropriate change or banding at ground floor and first floor level, or alternatively at approximately window sill height, to assist in reducing the apparent scale of a proposal. Similar changes may be necessary for other surface materials.

d) Multi-unit development that is adjacent to a heritage item (i.e. where the boundaries are in common, as opposed to over the road) should be stepped back at first storey so that upper storeys do not dominate the heritage place. (Figure 19).
e) Vegetation screens are not to be used as an excuse to permit poor or unsympathetic development within close proximity of a heritage boundary.

Figure 19: Multi-storey units to be stepped back if adjacent to a heritage item

4.6.4 Setbacks of New Buildings

In managing streetscapes it is generally acknowledged that the heritage item should remain the dominant item in the streetscape and that in most instances new buildings should have a greater set back to achieve this goal.

Objectives:

1) Ensure the heritage item/s remain the predominant building in the streetscape.
2) Ensure the height, scale or bulk of new buildings does not dominate a heritage item.
3) Retain historic and consistent setback patterns where relevant, such as in certain commercial areas.

Controls:

a) New buildings shall not obstruct important views or vistas to buildings and places of historic and aesthetic significance.
b) In residential areas the front setback of the new building should be greater than the adjacent heritage building so that the heritage building remains prominent within the streetscape.
c) Side, front and rear setbacks of new buildings shall be increased where new development is higher than the heritage place or likely to have an adverse impact on its character, amenity or setting by virtue of its height, scale or bulk (Figures 20 and 21).
4.6.5 New Secondary Dwellings and New Dual Occupancies

4.6.1 New Secondary Dwellings and New Dual Occupancies

Development applications for a new building that is part of either a secondary dwelling or a dual occupancy (as defined in QLEP 2012) must consider the impact on overall heritage values where applicable.

Objectives:

1) To ensure that the new buildings constructed as part of secondary dwelling and/or dual occupancy development do not compromise the heritage values of an individual place, its landscape setting or its streetscape.

Controls:

In these controls “additional dwelling” means the new dwelling proposed as part of a secondary dwelling or dual occupancy development and may include the principle dwelling of a secondary dwelling development.
a) An *additional dwelling* should not have an adverse impact on a heritage item, its curtilage or setting including significant trees, gardens, outbuildings and other elements that may contribute to a place’s overall heritage value. Note that in general, prefabricated site sheds, moveable dwellings, transportable homes, prefabricated homes, converted shipping containers and the like would not meet the objectives of these guidelines.

b) An *additional dwelling* in urban areas should avoid being readily visible from the public domain.

c) An *additional dwelling* within the Conservation Area or on the same allotment as single storey listed item shall generally be restricted to single storey.

d) An *additional dwelling* may be designed as a free-standing structure, or as a ‘pavilion’ that is linked back to the existing dwelling or structure.

e) An *additional dwelling* that is attached to the existing dwelling or structure shall be suitably articulated to avoid a monolithic appearance. For example, by using stepped or rebated connections, compound roof forms etc.

f) The form and style of an *additional dwelling* shall be derived from the existing dwelling or structure.

g) The scale and bulk of new building shall not dominate the existing dwelling or structure.

4.7 Demolition

Demolition of all or part of a heritage place has the potential to cause irreversible impact. At the same time, demolition of an unsympathetic part of a listed place can lead to an enhancement of heritage value.

Demolition of a contributory item within a Conservation Area also has the potential to cause negative impacts on the streetscape.

**Objectives:**

1) To discourage full demolition of a heritage listed or contributory item.
2) To allow for demolition of a non-significant part of a place.
3) To record places of significance prior to their demolition.
4) To minimise adverse impacts arising from the demolition and replacement of heritage and contributory items.

**Controls:**

a) Full demolition of a listed or contributory item is only appropriate where, in the opinion of Council, the building is damaged or has decayed to such an extent that its restoration is not feasible.

b) Elements of a building that do not contribute to its heritage significance may be considered for demolition. Proponents must demonstrate that partial demolition does not affect the heritage significance of the building.

c) The demolition of ancillary structures that detract from the significance of a place is likely to be supported.

d) The demolition of structures, including habitable dwellings, that are in the Conservation Area and do not contribute to the Area significance are likely to be supported.

e) Significant fabric (for example period windows, or historic bricks) that is removed in the process of permissible demolition should be set aside for use in future repairs or possible reinstatement.

f) Buildings that replace listed and contributory structures shall adopt a similar external form and appearance as the significant part of the building that is being demolished.
The replacement building may be extended in accordance with this Part as if it were the existing building (Figure 22).

Figure 22: The original building footprint is shown on the left, with the verandah towards the street and some unsympathetic additions to the rear. The reconstructed building on the right adopts the same form as the original when seen from the street. However it has been built slightly wider to allow for larger rooms, and has been extended to the rear in accordance with other guidelines in this DCP.
4.8 Change of Use

In some instances a change of use can facilitate the long term conservation of a heritage item. However it is important that the new use does not require changes to the building that would adversely impact on its appearance and heritage character, or on the amenity of the surrounding area.

Objectives:

1) To allow for new uses that are appropriate to the structure and will not have an adverse impact on its significance.

Controls:

a) In certain circumstances Council may grant consent to certain development for any purpose of a building that has heritage significance even though development for that purpose would otherwise not be allowed by the QLEP 2012. The new use must facilitate conservation of the item, be in accordance with a heritage conservation management plan and not adversely impact on the amenity of the surrounding area. For further detail refer QLEP 2012 Part 5 Clause 10 (10) http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+576+2012+cd+0+N

b) A new use that requires substantial and irreversible modification of significant fabric or setting is unlikely to meet the intention of these controls.

c) New uses should require minimal change to the external fabric of the building.

d) Changes to landscaping or car parking should not have an adverse impact on the character or significance of the item and will need to satisfy other relevant clauses in this DCP.

e) A new use should not increase the risk or likelihood of cumulative changes that could reduce the heritage significance of the item over time.

4.9 Subdivision of Land

Many heritage places were constructed on generous allotments and subsequently developed attractive gardens or settings that contribute to the place’s heritage significance. Subdivision has the potential to destroy the garden or rural setting and encourage infill buildings that encroach upon the heritage item in a manner that can weaken the heritage place’s special values.

Subdivision can increase the number of driveways and cross-overs and, as a consequence, have a significant adverse impact on a traditional streetscape.

Objectives:

1) To ensure that subdivision does not destroy the significant setting, landscape or curtilage of a heritage place.

2) To ensure that subdivision, including the resultant parcel shape and/or size allows for infill development that does not compromise the heritage place.

3) To ensure that subdivision is consistent with, and does not compromise traditional subdivision patterns/rural landscape.

4) To ensure that subdivision does not adversely impact on streetscapes/rural landscape due to increased driveways, cross-overs or inappropriate density of development.
Controls:
Subdivision boundaries should be designed so that they will not have an adverse impact on a heritage item, its curtilage or setting including gardens, outbuildings and other elements that may contribute to a place’s overall heritage value.

a) Subdivision should be consistent with the predominant historic subdivision pattern in the locality or street.
b) Battleaxe subdivision is not appropriate for listed items or places within the Conservation Area as it leads to a concentration of driveways that is inconsistent with the historic subdivision pattern.
c) Subdivision in rural areas should retain a suitably sized curtilage surrounding the heritage item.
d) Subdivision should not lead to, or have the potential to result in, a degradation of the heritage values of items or streetscapes.
e) Proposed subdivision should be preceded by a heritage impact statement that identifies all heritage and landscape attributes and shows how the proposal will respect the significance of the heritage item.
Part 5  Local Area Provisions

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Part 5  Local Area Provisions

5.1  Introduction

5.1.1  Purpose of this Part

This part of the DCP outlines the requirements for development which apply to specific local areas.

5.1.2  Objectives Applicable to all Local Area Provisions

The objectives which need to be complied with include:

1) Encourage development that complements the character of the local area and ensures that the amenity of localities is not impaired.
2) Create a high quality urban environment where development is designed to consider issues of topography, vegetation and streetscape.
3) Provide guidance with regard to residential densities as are appropriate in different localities.
4) Provide guidance with regard to appropriate height in different localities.
5) Ensure development preserves the unique character of localities and visual quality of specific local areas.
6) Maintain a balance of existing natural site features and any future residential development.
7) Protect the existing environment from clearance, soil loss, erosion and degradation.
8) Maintain the status of the Queanbeyan CBD as the major commercial centre for the city and surrounding regions.

The following specific development controls apply to the following areas of the city.
5.2 Cookes Estate

This section applies to parts of Temora Place, Baden Place, Morgan Place, Pine Place, Heatherbelle Place and Candlebark Road (shown in Figure 1).

**Objectives**

1) To ensure development is not visually obtrusive as viewed from outside the subdivision

**Controls**

a) All cut and fill on site is limited to a maximum of 1.5m.

b) All dwellings or extensions on or above the 640m contour level (AHD) shall have external materials dark in tone and non-reflective in nature.

c) Garages underneath the main living areas with limited store areas (10m²) will only be supported where:

   i) the slope of the land permits,
   
   ii) there is a balance of cut and fill of the living floor areas, and
   
   iii) it does not result in the increase in the height of the dwelling above the permitted maximum height as indicated in the QLEP 2012.
Objectives

Controls
d) Detached garages shall be fully constructed within 20m of the dwelling. A triple garage is the maximum size permitted. The height of such garage is limited to 3.6m as measured from the finished level to the highest point of the roof ridgeline.

Figure 1
5.3 Greenleigh Estate
This section applies to Greenleigh Estate

Objectives
1) To preserve this bushland area and to preserve its value by allowing only development which will:
   - Not give rise to harmful erosion or siltation of the Queanbeyan River;
   - Not give rise to garish colours, building bulk and high reflectivity; and
   - Retain the single dwelling bushland character of the area.

Controls
a) Tree Cover
   i) Development on a site should be located so as to retain as many trees on the site as practicable. Where a site would be prominently visible, if not for the extent of existing tree cover, careful consideration will be given to the siting of any buildings on-site and the resultant visibility of buildings once trees have been removed.
   ii) Where an application for building work involves removal of further trees and ground clearance of significance to the site and the general area, that application will not be favoured.
Objectives

Controls

iii) Ancillary development to the dwelling-house such as swimming pools and tennis courts shall not interfere with existing vegetation within the 10m boundary setback area.

iv) The clearance of trees and shrubs is restricted to the area of the dwelling-house and driveway. See clause 2.13 Preservation of Trees and Vegetation of this DCP for further controls.

b) Land Use

i) All proposed development should be aimed to retain the bushland character of Greenleigh Estate.

ii) Outside the allowable areas of clearance and area of driveway the remainder of the site is to be generally conserved and maintained in its original condition.

c) Built Form and Ancillary Development

i) Development shall be of a high design quality and buildings should relate to the natural environmental qualities of the site.

ii) All new building/development shall be sited and designed so as to minimise overlooking into neighbours habitable rooms and recreation areas to protect privacy.

iii) All buildings and ancillary outbuildings shall have a minimum side and rear boundary setback of 10m.

iv) All external surfaces of all built form are to be dark in tone and non-reflective in nature.

v) Built form is not to be visually obtrusive as viewed from within and outside of the area.
Objectives

vi) The depth of cut and fill is to be limited to 1.5m. Applicants should seek to utilise split-level designs, or incorporate pier and beam construction on steep slopes.

vii) Maximum slope of cut and fill batters is 1 in 4 (25%) and planted with grasses and shrubs. Batters in excess of this slope will require extra control strategies such as mulching, additional plantings and rock-facing.

viii) Catch drains and/or agricultural drains are to be provided on the top side of all batters to protect them from erosion.

ix) Clothes drying areas are to be screened from view from outside the property.

x) Driveways are to be limited in area to that which is practicable in as far as immediate access to a garage/carport and the appropriate turnaround areas.

xi) No lot or boundary of a lot shall be cleared for the purpose of fencing unless the clearing is a minimum width only to allow for the physical location and construction of the fence (maximum 1m).

xii) Fencing is to be rural in nature i.e. post and wire. Barbed wire or chain-mesh fencing will not be permitted.
5.4 Lands above Delmar Crescent
This section applies to 1G Winchester Place and 23G Hakea Street

Objectives
1) To encourage the preservation of existing wooded ridgelines within and surrounding the City.

Controls
a) Except with the written consent of Council, no lot shall be cleared unless such clearing does not exceed an area to be occupied by an approved building, plus an area extending 7 metres from each side of the building.

b) No lot or boundary of a lot shall be cleared for the purpose of fencing unless the clearing is a width of 1 metre or less.

c) All external surfaces of all built form are to be dark in tone and non-reflective in nature.
5.5 Jerrabomberra Heights, North Terrace and Jerrabomberra Park
This section applies to Jerrabomberra Heights, North Terrace and Jerrabomberra Park
5.5.1 Clearing of Land

**Objectives**
1) To minimise the loss of trees and encourage replacement to contribute to the natural tree setting of the area.

**Controls**
a) As far as possible trees located to the front and to the rear of a site should be retained and buildings should be located to retain these trees.
b) For every tree removed from a site for the construction of a building it should be replaced with either a tree of similar species, or an indigenous plant species which is better suited to the changed circumstances of the site.

5.5.2 Excavation and Fill, Batters and Retaining Walls

**Objectives**
1) To minimise excavation and fill.
2) To encourage building designs on sloping sites that minimise the building footprint and allows the building mass to step down the slope.
3) To minimise the need for retaining walls.
4) To minimise the height of any retaining walls external to the main building(s) on site.
5) To ensure that batters can be maintained and to limit the potential for soil erosion.

**Controls**
a) Excavation and fill shall be limited to a maximum of 1.5m. Greater depths may be considered provided they are contained within the building, suitably retained and/or stabilised and are not highly visible from the street. Excavation and fill shall be shown on the development application plans.
b) Batters are to be limited to a maximum gradient of 1 vertical: 4 horizontal.

5.5.3 Building Setbacks

**Objectives**
1) Ensure the front setback of development is consistent with the existing streetscape.
2) Provide areas for trees and vegetation to enhance the streetscape and provide privacy.

**Controls**
a) Buildings and development to comply with setbacks in following table and figures.

<table>
<thead>
<tr>
<th>Table 1</th>
<th>Front Boundary</th>
<th>Front Boundary</th>
<th>Rear Boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Major frontage</td>
<td>Minor frontage</td>
<td></td>
</tr>
<tr>
<td>Dwelling houses</td>
<td>6.0m</td>
<td>4.0m</td>
<td>4.0m</td>
</tr>
<tr>
<td>-----------------------------------------------------</td>
<td>------</td>
<td>------</td>
<td>------</td>
</tr>
<tr>
<td>Single storey and part of dwelling houses that are single storey</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Two or more storey and parts of dwelling houses that are more than one storey</td>
<td>7.5m</td>
<td>4.0m</td>
<td>4.0m</td>
</tr>
<tr>
<td>Free standing single storey garages/ carports or hardstand for car parking</td>
<td>6.0m</td>
<td>5.5m</td>
<td>Nil</td>
</tr>
<tr>
<td>Swimming pool or similar</td>
<td>6.0m</td>
<td>4.0m</td>
<td>Nil</td>
</tr>
<tr>
<td>Corner allotments with Long Curved Frontages</td>
<td>Street frontages 5.0m for building setbacks Except garages – minimum 5.0m Concessions as per diagram 1</td>
<td>Street frontages 5.0m for building setbacks Except garages – minimum 5.0m Concessions as per diagram 1</td>
<td>Nil</td>
</tr>
</tbody>
</table>
Building Setbacks Measured from Property Boundary for Dwelling Houses and Ancillary Development on Corner Blocks with Long Curved Frontages

**Figure 2**

* Council may consider variations to the rear building line setback subject to an assessment of the merits of the proposed dwelling house design.

"Encroachments less than 1.0 metre into building line setback for less than 25% of street frontage may be accepted by Council subject to an assessment of the merits of the proposed dwelling house design."
Building Setbacks Measured from Property Boundary for Dwelling Houses and Ancillary Development on Typical Corner Blocks

Figure 3

NB: Encroachments less than 1.0 metre into building line setback for less than 25% of street frontage may be accepted by Council subject to an assessment of the merits of the proposed dwelling house design.
Building Setbacks for Dwelling Houses and Ancillary Development on Allotments with Single Road Frontage

Figure 4

STREET

7.5m

6m

GARAGE

TWO STORY

GARAGE

SINGLE STORY

4m

4m

NB: Encroachments less than 1.0 metre into building line setback for less than 25% of street frontage may be accepted by Council subject to an assessment of the merits of the proposed dwelling house design.

DIAGRAM NOT TO SCALE
5.5.4 Height and Bulk

Objectives
1) To limit the height and bulk of buildings so that they do not dominate the streetscape, skyline or landscape.
2) To ensure that architectural relief is provided for high and large areas of walls.

Controls
a) Foundation height is to be limited to a maximum of 1.5m unless otherwise approved by Council.
b) Any wall in a single vertical plane should not exceed 4m.
c) Designs should demonstrate appropriate composition of building elements, textures, materials, colours and landscaping.

5.5.5 Colours

Objectives
1) To encourage the use of tones, colours and materials for buildings compatible with the natural scenic qualities of the locality.

Controls
a) For development within scenic protection areas (or where any part of a site is within a scenic protection area), colours and tones of the external walls and roof of each building are to be in accordance with Council’s approved colour chart. The chart can be viewed at the Sustainability and Better Living Section of Council.

5.5.6 Fencing

Objectives
1) To ensure consistency of fencing type for sites backing on the proposed Edwin Land Parkway and bushland areas.

Controls
a) For sites backing onto bushland rear boundary fences can only be chain-link or another rural type fencing.
b) Rear boundary fencing for sites backing onto Edwin Land Parkway is to be 1.8m high lapped and capped paling fence with posts and rails facing into sites.
5.5.7 Building Site Coverage in Scenic Protection Areas

Objectives
1) To provide a degree of consistency for existing residents as to the size and bulk of potential buildings in their neighbourhood.
2) To allow buildings of sufficient scale to satisfy the needs of residents while preventing development of sites beyond community expectations and the environmental capacity of the zone.

Controls
a) The maximum site coverage permitted is:
i) 800m$^2$ on allotments greater than 300m$^2$
ii) 600m$^2$ where the site is between 1200m$^2$ and 3000m$^2$
iii) 50% of the site area on allotments less than 1200m$^2$

Note: The definition of Building Site Coverage is included in the Queanbeyan Local Environmental Plan 2012.

5.5.8 Landscaping in Scenic Protection Areas

Objectives
1) To ensure opportunities for significant tree retention and native tree planting to preserve and enhance the tree canopy of scenic areas.
2) To ensure that unbuilt upon areas balance the built form.
3) To contain urban runoff flows by minimising the impervious areas on residential development sites.

Controls
a) The minimum area of private landscaped open space is 65% of the site area except on allotments of an area less than 2,500m$^2$ where the minimum landscaped open space is 50% of the site area.
b) To measure an area of private landscaped open space:
   i) impervious surfaces such as driveways, roofed areas, the area of tennis court hardstand areas in excess of 545m$^2$, car parking, stormwater structures, decks and the like are excluded from the landscaped open space area;
   ii) the water surface of uncovered swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the landscaped open space area; and
   iii) landscaped open space must be at ground level.
5.6 Golf Links Estate
This section applies to Taylor Place and Gifford Place

Objectives
1) To encourage development that will act as a transition between urban development and environment protection areas.
2) To encourage sympathetic development upon lands designated scenic protection areas.
3) To, in some cases, specify the location of dwelling-houses and associated structures and control the allowable height, scale, bulk and colours of all structures.
4) To ensure that built form is not visually obtrusive as viewed from outside the “Golf Links Estate” area.
5) To retain as far as practicable the existing treed character of elevated and/or moderately sloped land of the Environment Protection areas.
6) To ensure that there is minimal

Controls
a) Clearance of Land
   i) No lot or boundary of a lot shall be cleared for the purpose of fencing unless the clearing is a minimum width only to allow for the physical location and construction of the fence (maximum 1m).
   ii) The remainder of the site outside the allowable areas of clearance and area of driveway is to be conserved and maintained in its original condition.
   iii) See clause 2.13 of this DCP - Preservation of Trees and Vegetation for further controls.

b) Building Design and Siting
   i) For the allotments shown in Figure 5 below, buildings shall be located on the platforms
Objectives

7) To ensure that appropriate access is provided for both vehicles and pedestrian movement.

Controls

i) No built form is to be sited on land with a slope in excess of 20%. The location of driveways shall avoid areas with a slope of more than 20%.

ii) All buildings must be set back a distance of 10m from lot boundaries.

iii) Dwelling-houses are to be set back a minimum of 20m from the front boundary where possible.

iv) All buildings shall be constructed of external materials which are dark in tone and of low reflectivity. No garage, outbuilding or other structure shall be constructed of galvanized iron or aluminium unless sheathed in a dark, non-reflective material or colour.

v) Where further ‘ancillary’ development to the dwelling-house is proposed (e.g. swimming pool, tennis courts) it should not, as far as practicable, interfere with existing vegetation.

vi) Council will not support construction, extension or alteration of the built upon area of a site, apart from the dwelling house itself, if it would involve removal of further trees (and ground clearance) of significance to the site and the general area.

vii) Buildings should be conducive to the visual character of the locality and consideration will be given to bulk, scale and form of the development.

viii) Where a site would be prominently visible, if not for the extent of existing tree cover, careful consideration will be
## Objectives

### Controls

given to the siting of any buildings on-site and the resultant visibility of buildings once trees have been removed. Landscaping may be required to ensure improved visual amenity and/or for screening purposes.

c) Driveways

i) Driveways shall be aligned and constructed so as to minimize driveway gradients, the extent of cut and fill, and the amount of site clearing.

ii) Driveways shall be suitably constructed and drained in accordance with any requirements or directions of the Council to prevent any uncontrolled discharge of water or loose materials onto any land or roadway.

iii) Driveway areas are to be limited in area to that which is practicable in as far as immediate access to a garage/carport and the appropriate turnaround areas.

d) Fencing

i) Fencing should be excluded from the incised creek areas.

ii) For land within the residential zone fencing:

   a) shall be of a rural type i.e. wire or post and rail and not paling or close boarded;
   b) shall not concentrate or obstruct run-off or natural drainage; and
   c) barbed wire or chain-mesh fencing will not be permitted.

e) Cut and Fill

i) The maximum depth of any cut and fill shall be 1.5m. Applicants should seek to utilise split level designs for dwellings, or incorporate pier and beam construction on steep slopes.

ii) Cut and fill batters shall not
Objectives

Controls

exceed a gradient of 1:4 unless otherwise approved by Council in writing. Batters in excess of this slope will require extra control strategies such as retaining walls or rock facing.

iii) Batters shall be planted with grasses, groundcovers and shrubs suited to the area.

f) Other

i) Clothes drying areas are to be screened so as not to be visible from outside of the site.

Figure 5 – Building Platforms for Golf Links Estate
GOLF LINKS ESTATE
Amended Layout for Stage 1
Building Platforms for Stage 1
GOLF LINKS ESTATE
Building Platforms/Areas for Stage 2
GOLF LINKS ESTATE
Building Platforms/Areas for Stage 2
5.7 Carwoola Heights
This section applies to Regent Drive and Birdwood Place

Objectives
1) To promote rural/residential development which will not degrade the existing visual and geophysical environment by way of unauthorised clearance of land, excessive soil disturbance and inadequate erosion controls; and
2) To promote rural/residential development which will not intrude on the appearance of the area by the use of garish colours, unwieldy building bulk and form and high reflectivity?
3) To specify areas where only single storey dwelling-houses are permitted.
4) To encourage visual amenity by requiring landscaping.
5) To ensure that built form is not visually obtrusive as viewed from outside the Carwoola Heights area.
6) To retain as far as practicable the existing treed character of elevated

Controls
a) Clearance of Land
i) No lot or boundary of a lot shall be cleared for the purpose of fencing unless the clearing is a minimum width only to allow for the physical location and construction of the fence (maximum 1 metre).
ii) The remainder of the site outside the allowable areas of clearance and area of driveway is to be conserved and maintained in its original condition.
iii) See clause 2.11 - Preservation of Trees and Vegetation of this plan for further controls.

b) Building Design and Siting
i) For the allotments on the plan below, buildings shall be
Objectives

7) To retain where possible regenerating and existing vegetation to conserve soil, floral and habitat resources.

8) To ensure that there is minimal disturbance to the landscape, other than for the siting of dwellings associated structures and driveways.

9) To ensure that cut and fill areas are kept to a minimum, and dwellings are designed to suit the landform.

Controls

ii) All buildings shall be constructed of external materials which are dark in tone and of low reflectivity.

iii) Garden sheds and the like are to be located to the rear of the dwelling in close proximity to the building and outdoor private areas so as they are not readily visible from public areas.

iv) Where further “ancillary” development to the dwelling house is proposed (e.g. swimming pool, tennis court) it should not, as far as practicable, interfere with existing vegetation.

v) Council will not support construction, extension or alteration of the built upon area of a site, apart from the dwelling house itself, if it would involve removal of further trees (and ground clearance) of significance to the site and the general area.

vi) Buildings should be conducive to the visual character of the locality and consideration will be given to bulk, scale and form of the development.

vii) Where a site would be prominently visible, if not for the extent of existing tree cover, careful consideration will be given to the siting of any buildings on-site and the resultant visibility of buildings once trees have been removed. Landscaping may be required to ensure improved visual amenity and/or for screening purposes.

c) Driveways

i) Driveways shall be aligned and
Objectives

Controls

constructed so as to minimize driveway gradients, the extent of cut and fill, and the amount of site clearing.

ii) Driveways shall be suitably constructed and drained in accordance with any requirements or directions of the Council to prevent any uncontrolled discharge of water or loose materials onto any land or roadway.

iii) Driveway areas are to be limited in area to that which is practicable in as far as immediate access to a garage/carport and the appropriate turnaround areas.

d) Fencing

i) Fencing shall be of a rural type i.e. wire and post or rail and not paling or close boarded.

ii) Fencing shall not concentrate or obstruct run-off or natural drainage.

iii) Barbed wire fencing is not permitted. Chain mesh fencing with light posts may be permitted, where it will not be visually obtrusive as viewed from outside of the Carwoola Estate area.

e) Cut and Fill

i) The maximum depth of any cut and fill shall be 1.5m. Applicants should seek to utilise split level designs for dwellings, or incorporate pier and beam construction on steep slopes.

ii) Cut and fill batters shall not exceed a gradient of 1:4 unless otherwise approved by Council in writing. Batters in excess of this slope will require extra control strategies such as retaining walls or rock facing.

iii) Batters shall be planted with
Objectives

Controls

iv) grasses, groundcovers and shrubs suited to the area.

f) Other

i) Clothes drying areas are to be screened so as not to be visible from outside of the site.

Figure 5 Plan Showing Building Platforms
5.8 North Lochiel Street
This section applies to Lot 3 DP 859862 and Lot 6 DP 837155

5.8.1 General Requirements for Both Lot 3 DP 859862 and Lot 6 DP 837155

Objectives

1) To encourage residential development that will not adversely impact on the visual and scenic qualities of the area.

2) To prohibit disturbance to slopes in excess of 20% from residential development and to promote architectural design solutions that reflect the existing form of the land.

3) To specify the location of dwelling-houses, multi-dwelling housing, and associated structures and control the height, scale, bulk and colours of these structures.

4) To protect the visual environment by requiring landscaping embellishment to promote the use of indigenous species, and in certain areas the protection and retention of existing vegetation cover to conserve both soil and habitat resources.

5) To ensure that future built form is not obtrusive when viewed from outside the area.

Controls

a) Building Design and Siting

i) All buildings are to be constructed of external materials which are dark in tone and of low reflectivity.

ii) Council will not support construction, extension or alteration of the built upon area of a site, apart from the dwelling house itself, if it would involve removal of further trees (and ground clearance) of significance to the site and the general area.

iii) Building design is to take into account the visual amenity of the locality with consideration of the bulk, scale, form and will reflect the form of the land, as viewed from Lochiel Street and adjacent public land.

b) Driveways

i) Driveways are to be designed and constructed to reduce the area of the driveway, driveway gradients, the extent of cut and fill, and the amount of site clearing; and

ii) Driveways are to be constructed and drained in accordance with the requirements or directions of the Council to prevent uncontrolled discharge of storm water or loose material onto any adjoining land, watercourse or public or private road.

c) Cut and Fill

i) The maximum depth of any cut and fill shall be 1.5m. Applicants should seek to utilise split level designs for dwellings, or incorporate pier and beam construction on steep slopes.
Objectives

Controls

ii) Cut and fill batters shall not exceed a gradient of 1:4 unless otherwise approved by Council in writing. Batters in excess of this slope will require extra control strategies such as retaining walls or rock facing.

iii) Batters shall be planted with grasses, groundcovers and shrubs suited to the area.

d) Urban Erosion, Sediment, Water Quality Control

i) The management of stormwater on site is to reduce pulse surges, nutrient and sediment load entering the Queanbeyan River and Barracks Flat Creek. Where possible stormwater generated from the development of Lot 6 is to be discharged to Lochiel Street, upstream of the stormwater inlet on the northern side of the road to ensure that all stormwater is directed to the existing GPT installed on River Drive.

e) Landscaping and Rehabilitation

i) The landscape character of development within this area shall contribute to the habitat value of the Queanbeyan River Corridor.

ii) The use of plant species known to invade riparian communities are not permitted in this area. Advice regarding this is available on request from Queanbeyan City Council.

iii) A landscape plan identifying all surface treatments and embellishment is required for all proposed residential developments.

f) Geotechnical Aspects

i) A geotechnical report is required for all construction and building work. This assessment must
### 5.8.2 Specific Requirements for Lot 3 DP 859862

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
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<tbody>
<tr>
<td>Objectives in 5.8.1 apply.</td>
<td>include detailed assessment of potential erosion hazards.</td>
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</table>

#### g) Other

- **i)** All building and construction works are to be located above the 1% AEP (1 in 100 year) flood level as determined by Council.
- **ii)** Clothes drying areas are to be screened so as not to be visible from outside of the site.

---

#### a) General Requirements

- **i)** Subdivision of Lot 3 is permitted to create two single residential dwelling-houses lots having a minimum area of 1400m². The residual of Lot 3 is to be consolidated with Lot 6 DP 837155.
- **ii)** Dwellings on these allotments are to be located as close as practicable to the building platforms as shown on map below.
- **iii)** Residential buildings are to be designed to be conducive to the natural elements of the land by taking into account the position of existing trees, slope, drainage, solar orientation and minimisation of soil erosion.

#### b) Single Residential

- **i)** Only single residential development is permitted within the two new lots created through in the subdivision of Lot 3 DP 859862.
- **ii)** Multi-dwelling housing development is not permitted on Lot 3. This includes prohibition of any dual occupancy development.

#### c) Ancillary Development

- **i)** Ancillary development to any dwelling house (e.g. swimming pool)
<table>
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<tr>
<td>pool, tennis court or other) is not permitted where the design and siting of these developments will require cut or fill greater than 1m in depth.</td>
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<td>ii) All ancillary buildings shall be finished in a non-reflective surface material or colour.</td>
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<td>iii) Garden sheds and the like are to be located to the rear of the dwelling in close proximity to the building platforms and outdoor private areas so as they are not readily visible from public areas.</td>
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<tr>
<td>iv) Only a single driveway access is permitted to each allotment.</td>
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</table>
5.8.3 Specific Requirements for Lot 6 DP 837155

Objectives
Objectives 5.8.1 apply.

Controls
a) With the development of two dwellings on Lot 3 DP 859862 as a result of the subdivision and creation of two 1,400m² allotments, a total of 12 dwellings only shall be allowed in the multi-unit development on Lot 6 DP 837155.

b) Development principles, in respect of Lot 6, have been modified in accordance with the flora and fauna survey of this land, the associated site constraints, setbacks to Barracks Flat Creek and the adoption of the Plan of Management for the Queanbeyan River Corridor. These constraints are shown on the relevant Plan of Management.

c) The Queanbeyan River Corridor Plan of Management has identified a number of management units within the Queanbeyan River corridor. The
Objectives

The desired outcome for Management Unit No. 3 is to:

i) “promote restoration of past environmental impacts, a semi-natural river corridor and small scale recreation facilities and focal points”.

e) To contribute to these outcomes the developer of Lot 6 DP 837155 will, by the following actions, and through the protection and enhancement of future public open space to be dedicated to Council:

i) Provide restricted access to the river corridor for authorised vehicles only;

ii) Prepare the eastern urban/riparian interface of Barracks Flat Creek to a surface and grade for the construction of a concrete footpath from River Drive to the reserve adjacent to the Queanbeyan River;

iii) Prepare the western urban/riparian interface of Barracks Flat Creek to a surface and grade for mowing;

iv) Provide suitably styled fencing, in consultation with Council, to protect Barracks Flat Creek and the area of significant flora and fauna. Fencing design is to permit the free movement of animals within the river corridor; and

v) Remove any waste material, noxious and woody weeds, including willows and associated bank stabilisation along the adjoining Barracks Flat Creek. This work is to occur in consultation with Council, the Queanbeyan River Corridor Committee and the
Objectives

Controls

NSW Office of Water.

Picture 7
5.9 Kensington Gardens – Light Industrial Development
This section applies to land in DP 1150423

5.9.1 General Requirements

Objectives

1) To minimise the impact of buildings on adjoining urban areas and to provide reasonable areas for landscaping.
2) To ensure noise mitigation measures are applied to future development to minimise conflict between adjoining land uses.

Controls

a) Light industrial development should generally satisfy the provisions of Part 8 of this DCP. In addition, the following site specific development controls are applicable.

b) Building Design and Siting

i) Maximum floor space ratio is 0.5:1 for each site.
ii) Where the Light Industrial Zone adjoins the Residential Zone, industrial buildings shall not be constructed, nor materials stored, or industrial related activity carried on, closer than 12m to the adjoining residential land. This 12m setback is to be maintained as a landscape buffer.
iii) The minimum front boundary
Objectives  Controls

setback for individual allotments with frontage to Kendall Avenue North is 10m including a 5m landscaped strip.

iv) The minimum front boundary setback for individual allotments with a frontage to Lorn Road is 6m including any provision for landscaping.

v) New industrial buildings shall:
   • present attractive facades to Lorn Road and Kendall Avenue North (where applicable) and provide screen fencing to outdoor storage areas visible from these roads; and
   • be constructed from low maintenance materials.

vi) The appearance of industrial sites, when viewed from nearby residential areas shall be addressed through the use of plants and trees that break up the mass of buildings and reduce the potential for glare. This will generally be achieved by the proposed landscape buffer zone between the residential and light industrial areas and the provision of a wall for noise attenuation.

vii) Noise attenuation measures are to be incorporated into industrial development to minimise impact on residences.

viii) Any proposed signage needs approval.

c) Cut and Fill
   i) No site works, including clearing of existing vegetation, cut and fill, retaining walls, batters and the like may occur without the written consent of the Council unless the development is classed as exempt under the State Environmental Planning Policy (Exempt and Complying
### Objectives

**Controls**


1. **ii)** The maximum permissible cut and fill to accommodate any building or associated structure is limited to 1.5m. All exposed cut and fill is to be suitably retained to structural engineers detail or battered.

2. **iii)** All batters are not to exceed a gradient of 1:4 and shall be suitably stabilised with vegetation.

**d) Landscape Buffer Zone**

1. **i)** Landscape buffer zones shall be planted with tree species, which reflect the characteristics of existing vegetation in the locality. This is generally a mix of Eucalypts sp. and native shrubs.

2. **ii)** A 5m landscape buffer along Kendall Avenue North shall be incorporated within the boundaries of lots 65-67 and shall be maintained by the respective owners (Refer to Figure 8).

### 5.9.2 Specific Requirements for Lots 62 and 63

**Objectives**

Objectives of 5.9.1 apply.

**Controls**

1. **a)** Site Audit Statement No SA 184/2, dated 14 October 2005, prepared by Christopher Jewell advises the sites are only suitable for commercial/industrial use subject to compliance with the Site Management Plan (Long-Term), prepared by Golder Associates Pty Ltd dated September 2005. Solid waste asbestos material has been buried in pit at the western end of former Lot 58 DP1081860 which now affects subdivided Lots 62 and 63 DP1150423.

2. **b)** No excavation to a depth greater than 600mm below finished surface levels within the burial area or within 2m of
c) The Site Management Plan specifies:
   i) that the cap on the burial site be inspected every six months until 2007 and annually thereafter, to ensure any deterioration is discovered and repaired;
   ii) if sub surface investigations are required, prior approval must be obtained from Council;
   iii) if during excavation the orange marker mesh is exposed, excavation must cease;
   iv) for excavation below the marker mesh, a plan must be prepared and approved by Council that outlines the appropriate protective equipment and methods to be used. This should include site preparation of a work plan and safe work method statement. Additionally, an environmental consultant must supervise the works; and
   v) a landscape plan for the buffer zone over the landfill must be submitted and approved by Council with planting restricted to shallow rooted plants.

5.9.3 Specific Requirements for Lots 59, 60, 61, 65, 66 & 67 DP 1150423

Objectives
Objectives of 5.9.1 apply.

Controls
a) Site Audit Statement No SA 184/2, dated 14 October 2005, prepared by Christopher Jewell advises the sites are only suitable for commercial/industrial use.
Figure 8 – Landscape Buffers – Lots 65 – 67
Queanbeyan Development Control Plan 2012

Part 6

Rural and Environmental Zones

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# Part 6 Rural and Environmental Zones

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6.1 Introduction

6.1.1. Purpose of Part

This part of the development control plan outlines the requirements for development within areas zoned Rural and Environmental under Queanbeyan Local Environmental Plan 2012. The purpose of this chapter of the DCP is to provide detailed standards and guidelines for the preparation of development applications and to assist Council in its consideration and determination of those applications. In the development of these standards, important matters for consideration were the future quality of lifestyle in rural and environmental zones and the protection of important environmental features. This part of the DCP aims to control development which has adverse effects on the environment and the amenity of the locality whilst at the same time providing flexibility and the opportunity for individuality when carrying out development.

6.1.2. Aims of this Part

Aims of this part of the DCP are to:

a) Highlight to landowners and developers the need for full and proper consideration of environmental constraints and servicing requirements in relation to proposed development;

b) Provide guidance to landholders for the protection of biodiversity values within the LGA; and

c) Establish criteria to be applied which will determine the allotment density achievable in any area with regard to the subdivision of land.

6.1.3. Objectives applicable to the Rural and Environmental and R5 Large Lot Residential Zones

1) Ensure that development maintains the rural character of the locality and minimises disturbance to the landscape and the environment generally.
2) Ensure land use is ecologically sustainable, taking into account the environmental capabilities of the land and based on best management practices.
3) Ensure that development does not create or exacerbate soil erosion.
4) Ensure that the wider community does not bear the cost of servicing rural residential development.
5) Ensure agricultural production is not jeopardised by the intensification of development in the rural areas.
6) Encourage a flexible approach to subdivision of land where appropriate to ensure that large lot productive holdings are not unnecessarily fragmented.
7) Ensure that dwelling house lots are suitably located so as to have minimum impact on agriculture in the locality and are not clustered to the extent that they form rural residential communities in inappropriate locations.
8) Ensure that allotments created in subdivisions have a suitable building envelope taking into consideration the potential for surface and ground water pollution and the risk of damage by bushfires or flooding.
9) Ensure that all allotments created by subdivision have coinciding legal and physical access to a road maintained by Council.
10) Minimise the creation of vehicular access points to major roads.
11) Ensure that development is based on catchment management principles and does not have an unsustainable impact on surface and groundwater resources.
12) Preserve prime agricultural land for long term sustainable production.

6.1.4. Relationship with other Plans, Council Policies and the Like

There are a number of clauses in the Queanbeyan Local Environmental Plan 2012 that may need to be considered when developing in the Rural and Environmental Zones. These will depend on the nature and location of the development with examples including:

- 4.1 Minimum subdivision lot size
- 4.1C Subdivision using average lot size (local)
- 4.2A Erection of dwelling houses and secondary dwellings on land in certain rural and environmental protection zones
- 4.2B Strata subdivisions in certain residential, rural and environmental zones
- 7.1 Earthworks
- 7.3 Terrestrial biodiversity (local)
- 7.4 Riparian and Waterways (local)

6.2 Subdivision

Subdivisions in the Rural and Environmental Zones are created to:

a) Erect a dwelling house – where the principal purpose is to provide for the erection of a dwelling house. Dwelling house lots should be located on the land with lower agricultural potential where this does not conflict with the need to protect important areas of native vegetation. They should be located so as to have minimum impact on agriculture in the locality and should not be clustered to the extent that they form rural residential communities in inappropriate locations.

b) Agricultural lots – lots created for an agricultural purpose with a dwelling house as ancillary use. These lots should be of sufficient area to allow for continued agricultural use and the subdivision should be based on the creation of productive land units. This is to be derived from an overall farm plan of the property to be subdivided.

c) Farm adjustments – Boundary adjustment for the purpose of selling land to an adjoining property owner which is then consolidated.

Detailed information on the characteristics and constraints of the land proposed to be subdivided is critical to the design process to ensure that such matters can be addressed in the subdivision design (Figure 2). As a consequence the design process should not commence until all the relevant information is available. This information is also required to be submitted with a subdivision application so that Council can properly evaluate the proposal and determine the application.
Additional Requirements:

The following broad restrictions on development apply. Council may vary the restrictions or apply more specific restrictions after consideration of the environmental review and supporting documentation:

a) Mature native trees are to be protected, especially Yellow Box (*Eucalyptus melliodora*) which provided habitat for the Regent Honeyeater.

b) Council may require fencing of selected clumps of native trees to allow for regeneration.

c) Subdivisions proposals must allow for the protection of woodland and forested area and appropriate vegetated corridors.

d) Development within areas of significant vegetation communities, (particularly natural grasslands, secondary grassland or grassy woodlands), identified in the environmental review is to the restricted to light grazing (preferably with no winter/spring grazing) or restricted to low impact recreation. Buildings or roads should not be constructed within areas supporting other vegetation communities identified as significant in the environmental review (eg. wetlands and riparian environments, or native pastures). A key factor in the assessment of significance is whether the vegetation communities are of high or low ecological quality as assessed in the review.

Requirements for the Upper Jerrabomberra Creek

a) Physical development other than light agricultural grazing or low impact recreation is not to occur within 400m of Jerrabomberra Creek to protect riparian ecological communities, to minimise pollution of the creek and to prevent further degradation of the stream banks.

b) Additional riparian rights on Jerrabombera Creek are not to be created by subdivision. A public reserve on each side of Jerrabombera Creek extending a minimum of 10m from the edge of the undisturbed banks to be dedicated to Council as a contribution under section 94 of the *Environmental Planning and Assessment Act 1979*.

c) The NSW Office of Environment and Heritage is to be consulted regarding development proposals on land near to or containing known populations of *Swainsona recta* adjoining the Canberra-Cooma railway line and shown on Figure 1. The recommendations of the NSW Office of Environment and Heritage will be considered in Council’s determination of development applications.
6.2.1 Roads

Applicants for developments will be required to provide new and upgraded roads within subdivisions based on the number of lots served and the traffic that will be generated.

*Hatched Areas:* Land with conservation and rehabilitation potential for *Swainsona recta* (Small purple pea)
Applicants will also be required to address impacts of new development on the existing road(s) leading to the development. This will involve:

i. Upgrading the existing road(s) to a higher order road type when the development causes a level of extra traffic that together with the existing traffic will exceed the maximum traffic volumes allowed for the particular road type;

ii. Paying a contribution under Council’s Section 94 Plan towards upgrading of access roads leading to developments where existing roads are deficient in alignment pavement, drainage or safety aspects to cater for the new development; and

iii. Sealing of sections of existing gravel roads where extra traffic generated will cause the need to address dust impacts adjacent to existing or proposed dwellings.

Applicants should also note that Council may have developed a provisional road network design for its area including for specific undeveloped rural residential and rural areas. Where a provisional network has not been developed, it may be necessary to discuss proposals at an early stage with adjoining land owners.

Road access must be designed in accordance with the Queanbeyan City Council Engineering Design Specification series and the Queanbeyan City Council Engineering Construction Specifications series. Roads should be designed to avoid the need for large cut and fill and should not be located on steep slopes or prominent hilltops. Roads should not form dams across gullies, creeks or drainage lines. Any blockage to fish passage requires approval under section 219 of the Fisheries Management Act 1994. Road alignments should satisfy the principles of road design, including the acknowledgement of speed environment and design speeds as set out in the relevant AUSTROADS Guide to Traffic Engineering Practice document series standards. A road hierarchy will be established in accordance with the relevant AUSTROADS standards.

Provided the standards set out by Council are met in relation to public roads Council will accept the dedication and subsequent maintenance of the subdivision roads. For all roads legal and physical access must coincide. Council will not accept maintenance responsibility for private roads or private accesses.

The standard of each road will be determined at the time of consideration of a Development Application having regard to the potential development within the area and Council’s Road Standards Schedule. For all but very minor developments the design and construction of roads and entrances will require the engagement of professionals experienced in such works activities to represent the applicant to ensure sufficient and accurate detail and input is provided to allow expeditious assessment and approval by Council staff. Prior to the issue of a construction certificate for civil works Council will require the preparation of engineering drawings and specifications by experienced professionals in compliance with the relevant standards.

The documentation shall include a quality management system and inspection and test plans to be implemented during the process of the works. Contractors engaged to carry out civil engineering works must have suitably qualified employees on staff, or engage a suitably qualified superintendent, to ensure that the quality system is fully implemented and quality records are kept and assembled for submission to Council at the end of the
work.

The applicant will also need to engage a principal certifier who may be Council or a registered accredited certifier to audit the system and the works and at the completion of construction sign-off that all works have been completed to the plans and specifications and conditions of approval. This will be required prior to the issue of a Subdivision Certificate.

Where a subdivision will result in increased usage of roads presently maintained by Council, a contribution will be required towards the provision of such roads in accordance with Section 94 of the Environmental Planning and Assessment Act and Council’s adopted Section 94 Contributions Plan. The charge will be set for each additional lot or equivalent lot created.

Where the subdivision road connects to a local road the intersection shall be constructed in accordance with Council’s requirements based on the AUSTROADS Guide to Traffic Engineering Practice document series.

Where the subdivision road connects to a State Road or classified Regional Roads the concurrence of the NSW Roads and Maritime Services (RMS) is required and the design must also comply with the RMS Supplement for Guide to Road Design (2011).

Construction of the intersection shall involve full reconstruction of the existing Council road over the extent of the intersection unless deemed otherwise by the Council. Where gravel roads adjoin sealed roads, the gravel road branch shall be sealed for a minimum of 50m along the branch and any BAR treatment required opposite the branch road shall also be bitumen sealed. Contractors or others proposing to carry out intersection works shall be experienced and pre-qualified to the Council’s and/or RMS’s satisfaction.

Entrances to individual allotments from roads shall be constructed to Council or RMS standards in accordance with the road classification. Entrances shall be limited to one (1) per lot unless approved otherwise by Council. Unless approved otherwise the relocation of an entrance shall necessitate the complete removal of the existing entrance.

For subdivisions involving 2 or more lots along or in the vicinity of school bus routes, Council may require the provision of suitably sited and constructed bus lay-bys.

Consent is required under Section 138 of the Roads Act 1993 before any work is undertaken on a public road. A security deposit will be required and public liability etc, insurances indemnifying Council and/or the RMS will be required before consent is given. Contractors or others proposing to carry out works on a public road shall be experienced and pre-qualified to Council’s and/or RMS’s satisfaction.

Council may require as a condition of subdivision, suitable arrangements to be made for the provision of verge tracks for pedestrians and horse riders to traverse along roadsides clear of vehicular traffic.
Council is responsible for the numbering of all lots within the rural area. Rural address numbers are allocated at subdivision stage when the location of driveway entrances is determined. All occupied properties shall be individually numbered. Numbers shall be displayed adjacent to the entrance driveways. Applicants for subdivisions will be required to pay a fee for Council to undertake a rural addressing exercise for the lots created.

New subdivision roads serving two or more lots shall be named at the applicant’s expense in accordance with Council's Code of Practice for the Naming of Roads. Applicants are required to submit a suitable name or names prior to the issue of a construction certificate to allow the early commencement of the public comment phase of the road naming process.

Applicants undertaking developments will be subject to defects liability responsibility arrangements for roads constructed for six months from the date of practical completion and shall submit a bond as security under Council’s policy to ensure road works have been constructed to a serviceable and durable standard.

6.2.2 On-site Effluent Disposal

A site specific investigation of land capability and hydraulic/nutrient balance (undertaken by a person with qualifications satisfactory to the Council) indicating that the land has adequate capability for on-site effluent disposal without adversely affecting water quality or adjoining land through either surface or sub-surface flows is required. The report should detail geotechnical conditions, percolation rates of soils, hydraulic and nutrient balances (where treated effluent is proposed to be irrigated) and appropriate effluent disposal options for the proposed allotments. The report must be completed in accordance with the publication Environment and Health Protection Guidelines – On site Sewage management for Single Households.

Proposed effluent disposal areas must be located away from significant native vegetation.

6.2.3 Management of Flora and Fauna

A suitably qualified person must prepare a preliminary flora and fauna report which determines whether the proposed development is likely to significantly affect threatened species, populations or ecological communities or their habitats. The report must be prepared in accordance with the provisions of section 5A of the Environmental Planning and Assessment Act 1979.


Council also prepared a Biodiversity Study in 2008. If you would like more information in relation to this please contact Council’s Strategic Development Section.

6.2.4 Aboriginal Heritage
Aboriginal places or objects in NSW are protected by under section 90 of the National Parks and Wildlife Act 1974, which makes it an offence to disturb, deface, damage or destroy any Aboriginal site or relic without the written consent of the Director General of the National Parks and Wildlife Service (NPWS).

The NPWS has advised that while it is not necessary to prove prior knowledge of the presence of Aboriginal places or objects for a prosecution to proceed, a person who has undertaken reasonable precautions and has exercised due diligence and reasonably believes that their actions would not destroy, deface or desecrate the Aboriginal place or object, has a defence from prosecution. The NPWS considers that archaeological surveys conducted by a qualified archaeologist in consultation with appropriate Aboriginal representatives would support such a defence.
The NSW Office of Environment and Heritage (OEH) and the Local Aboriginal Land Council should be consulted before a subdivision application is made. Unless the OEH advises to the contrary, a survey of the land proposed to be subdivided, conducted by a qualified archaeologist in consultation with the Local Aboriginal Land Council, must be submitted with the subdivision application.
6.2.4 Bush Fire Management

A subdivision of bushfire prone land for the creation of residential living is integrated development for the purposes of the Environmental Planning and Assessment Act 1979. For Council to determine a development application, the NSW Rural Fire Service is required to issue a Bush Fire Safety Authority.

A Bush Fire Safety Authority request must be supplied with the Development Application. A Bush Fire Report must be prepared in accordance with the following requirements:

1) a statement that the site is bush fire prone land,
2) the location, extent and vegetation formation of any bushland on or within 100 metres of the site,
3) the slope and aspect of the site and of any bush fire prone land within 100 metres of the site, which may determine the likely path of any bush fires,
4) any features on or adjoining the site that may mitigate the impact of a high intensity bush fire on the proposed development,
5) a statement assessing the likely environmental impact of any proposed bush fire protection measures,
6) whether any building is capable of complying with AS 3959/1999 in relation to the construction level for bush fire protection.

6.2.5 Areas Visible from Arterial Roads

If proposed building envelopes are visible from the Monaro or Kings Highways or Old Cooma Road a visual analysis must be provided with the development application. This must address:

1) degree silhouetted against skyline; and
2) nominated maximum roof line height.

6.3 Design Principles for Subdivision

Subdivision of land is NOT a mathematical exercise in obtaining the maximum number of lots or minimum areas with straight boundaries and square corners. To create a good subdivision layout where the boundaries are determined using sound land use planning techniques. This recognises that topographic, ecological or other constraints may make the theoretical maximum lot yield unachievable. To create a good subdivision layout where the boundaries are determined using sound land use planning techniques. This recognises that topographic, ecological or other constraints may make the theoretical maximum lot yield unachievable. Figure 3 provide examples of layouts that respond to the site’s attributes, and Figure 4 shows an unsatisfactory subdivision layout. The following design practices and strategies must be followed in the subdivision design process and reflected in the subdivision plan submitted for approval.
Figure 3 – Site Responsive Layout
Figure 4 – Site Responsive Layout
### Objectives

1) Subdivision design and density should reflect the land capability taking into account natural constraints of the site and hazards.

2) Subdivision design is consistent with enhances the character of the locality.

### Controls

**a) Natural Environment** – Wetlands, water bodies and other sensitive habitats identified in the environmental review must be taken into account in the selection of building envelopes, access tracks and driveways, road locations and boundary fences. Development should be located as far as possible away from significant areas of native vegetation. The integrity of remnant vegetation areas and wildlife corridors must be preserved and enhanced where possible through fencing and/or supplementary planting.

**b) Historic Relics and Places** – Areas of Aboriginal archaeological or European heritage significance must be protected and subdivisions should be designed to accommodate the preservation of heritage sites wherever possible. If an Aboriginal relic that is known to exist on land will be destroyed, defaced or damaged, consent will be required from the NSW Office of Environment and Heritage and the proposal will be integrated development.

**c) Visual Impact** – to minimise the visual impact of the subdivision visually prominent locations such as scenic hilltops, escarpments, and ridges should be avoided and tree cover preserved wherever possible.

**d) Lot Design** – Subdivisions in Rural and Environmental Zones should have regard to the following guidelines:

i. Where a subdivision is proposing to create lots of less than 16ha, they must have an average of 6ha and not be less than 2ha, and

ii. Lots of less than 4ha can only comprise not more than
Objectives

Controls

15% of the area of the subject land, and

iii. Lots of less than 4ha will not adjoin or be adjacent to other lots of 4ha or less, and

iv. Each lot of less than 4ha will have direct access to a public road.

Lot shapes should be simple. Lot boundaries should relate to land features such as creeks. Boundaries should be located parallel or perpendicular to the slope but not diagonally across it. Existing fences should be used for lot boundaries where this does not result in inappropriately shaped lots. Long narrow lots are to be avoided. The width of the lots shall not be less than 100m and the depth of the lot shall not exceed the width of the lot by more than 4:1.

Battle axe allotments should be kept to a minimum, but when incorporated within a subdivision the following restrictions shall apply:

i. the maximum length of access corridor shall be 250m

ii. the maximum width of access corridor shall be 15m

Wedge shaped allotments are to be kept to a minimum, but when incorporated within a subdivision shall have a minimum road frontage of 15m and shall achieve a minimum width of 100m at a maximum distance of 100m from the subdivision road boundary.

e) Building Envelopes – Every lot must contain at least one building envelope free of major environmental and servicing constraints and having good solar access. The location of building envelopes should reflect the findings of the various investigations carried
Objectives
out in the preparation of the subdivision application including the flora and fauna and effluent disposal reports. Where possible building envelopes should be located in areas that have previously been disturbed and should be selected in the context of house sites on adjoining and nearby lots to maximise privacy and maintain the rural character of the area. Ridge tops should be avoided, as should flood plains, drainage depressions, areas with poor foundation conditions, extreme fire risk, erosion and other natural hazard areas. Building envelopes within which a house, ancillary buildings (other than animal shelters with a floor area of not more than 25m2), and the like could be located shall:

i) be a minimum size of 2,000m2,

ii) have a slope not greater than 15 percent,

iii) be site taking into account the constraints identified in the environmental review,

iv) be located a minimum setback of 50m from the front boundary,

v) be located a minimum side and rear setback of 15m for lots with an area of 2-4 hectare,

vi) be located a minimum side and rear setback of 25m for lots with an area greater than 4ha,

vii) be accessible by a track which does not have a grade exceeding 15 per cent (unless it is proposed to be constructed and sealed by the applicants, in which case the grade must not exceed 20 per cent), and it does not
<table>
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<td>f) <strong>Erosion and Sedimentation</strong> - Construction on slopes in excess of 15 per cent should be avoided. Natural drainage systems should be preserved and vegetation removal during construction must be minimised. All construction debris must be contained and disturbed areas must be stabilised and revegetated. All exposed batters and table drains must be stabilised, re-planted and/or top dressed and slope stability on all earthworks must be maintained. As a condition of consent Council will require an erosion and sediment control plan to be submitted prior to commencement of site works. Farm dams proposed to be built as part of the subdivision should be constructed in the initial stages so that they may act as sediment retention ponds during the construction phases.</td>
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<td>g) <strong>Greenway and Road Reserves</strong> - Applicants should consult with the Council concerning any proposed or existing Greenway networks in the area. If applicable the subdivision design should provide links to existing Greenways on adjoining land or provide links in accordance</td>
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</table>
### Objectives

- with the proposed future development of the network. Where not required as part of the Greenway network or for other community purposes all Crown Road Reserves within the subdivision shall be closed and consolidated with the allotments being created.

#### h) Extension of Surrounding Developments

- Logical, efficient and environmentally sensitive extensions to electricity supply networks should be planned in consultation with relevant energy authority. Roads should be extended logically from existing roads so that development will create a road hierarchy. Conflict with major arterial and distributor roads should be avoided. Extension to existing development shall facilitate social cohesion and provide for recreation facilities in consultation with Council.

#### i) Design of Effluent Disposal System

- An effluent disposal report must be prepared by a suitably qualified consultant for the development. System selection must be consistent with the findings of the effluent report. Effluent should not be disposed on areas supporting significant native vegetation or where run-off to these areas is possible. Consideration should be given to alternative treatment systems in particularly sensitive areas. Advice should be sought from Council's Sustainability and Better Living Section.

#### j) Non-potable Water Supply

- Before granting consent to the subdivision of land, Council must be satisfied that all allotments have the potential to obtain an adequate non-potable water supply. The provision of a reticulated non-potable water supply from a communal source (water
storage dam or bore) represents a far more efficient use of limited surface and groundwater resources and can avoid potential groundwater contamination problems associated with the proliferation of bores in closely settled rural residential areas. The benefits of such schemes are recognised by the NSW Office of Water as well as Council. Subdivision proposals involving five or more lots must include a reticulated non-potable water supply system capable of providing 0.75 megalitres per annum to each lot at the rate of 0.5 litres per second, unless it is proven that the provision of such a system is not practical. For subdivisions creating less than five lots (or where it is proven that a reticulated system is not practical) each lot must have the potential for either:

i) a dam with a capacity of 0.75 megalitres and a catchment area of at least 8ha, or

ii) where an allotment cannot be provided with a practical dam site due to topographic constraints or the take-up of the harvestable rights for the parent property, a ground water supply with a flow rate of 0.5 litres per second providing a minimum annual supply of 0.75 megalitres.

A licence from the NSW Office of Water will be required if the dam size exceeds the harvestable right for the allotment under the NSW Farm Dams Policy, or if a bore is proposed. Such applications will be integrated development in accordance with the provisions of the Section 91 of the Environmental Assessment Act 1979. The cumulative impacts of additional
Objectives

Controls
dams on the environmental flows in downstream creeks and rivers must be taken into account. Where bores are proposed, it will be necessary to demonstrate that there will be no adverse impacts on the groundwater resource in the area.

k) **Provision of Services** – Soil and vegetation disturbance should be minimised by coordinating the placement of driveways, telecommunications, underground electricity and other infrastructure in the one area.

l) **Fencing** – The developer shall provide a stock proof fence to all road frontages and public open space areas to the following standard unless Council agrees to a variation prior to erection:
   i. Fence height of 1.2m.
   ii. Strainers spaced 100m to 120m depending on terrain.
   iii. Steel post at 6m centres.
   iv. Steel droppers, one at centre of span between steel posts.
   v. One 2.5mm high tensile wire on top.
   vi. One carry 2.5mm high tensile wire.
   vii. One bottom 2.5mm high tensile wire.
   viii. 8/90/30 hinged joint netting each horizontal wire tied to each post and dropper.
   ix. One standard galvanised steel farm gate with steel mesh (minimum 3.65m) at approved entrance.

m) **Electricity** – High tension power shall be provided by the developer to the boundary of all additional lots created in accordance with the requirements of relevant energy supplier, Council may require the electricity mains to be underground where visual intrusion or public
Objectives

3) Subdivision design and density should reflect the land capability taking into account natural constraints of the site and hazards.

4) Subdivision design is consistent with enhances the character of the locality.

Controls

- Safety necessitate. If the route identified requires clearing Council's Sustainability and Better Living Division must be consulted before work commences.

- **Dwelling houses** – Internal connections to the dwelling house site should be underground except in cases where tree removal is not required and overhead lines do not visually detract from the landscape. The relevant energy supplier should be contacted regarding the ability to service the land in an early stage of the application.

- **Natural Environment** – Wetlands, water bodies and other sensitive habitats identified in the environmental review must be taken into account in the selection of building envelopes, access tracks and driveways, road locations and boundary fences. Development should be located as far as possible away from significant areas of native vegetation. The integrity of remnant vegetation areas and wildlife corridors must be preserved and enhanced where possible through fencing and/or supplementary planting.

- **Historic Relics and Places** – Areas of Aboriginal archaeological or European heritage significance must be protected and subdivisions should be designed to accommodate the preservation of heritage sites wherever possible. If an Aboriginal relic that is known to exist on land will be destroyed, defaced or damaged, consent will be required from the NSW Office of Environment.
Objectives

and Heritage and the proposal will be integrated development.

q) **Visual Impact** – to minimise the visual impact of the subdivision visually prominent locations such as scenic hilltops, escarpments, and ridges should be avoided and tree cover preserved wherever possible.

r) **Lot Design** – Subdivisions in Rural and Environmental Zones should have regard to the following guidelines:

v. Where a subdivision is proposing to create lots of less than 16ha, they must have an average of 6ha and not be less than 2ha, and

vi. Lots of less than 4ha can only comprise not more than 15% of the area of the subject land, and

vii. Lots of less than 4ha will not adjoin or be adjacent to other lots of 4ha or less, and

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s) Building Envelopes – Every lot must contain at least one building envelope free of major environmental and servicing constraints and having good solar access. The location of building envelopes should reflect the findings of the various investigations carried out in the preparation of the subdivision application including the flora and fauna and effluent disposal reports. Where possible building envelopes should be located in areas that have previously been disturbed and should be selected in the context of house sites on adjoining and nearby lots to maximise privacy and maintain the rural character of the area. Ridge tops should be avoided, as should flood plains, drainage depressions, areas with poor foundation conditions, extreme fire risk, erosion and other natural hazard areas. Building envelopes within which a house, ancillary buildings (other than animal shelters with a floor area of not more than 25m2), and the like could be located shall:

viii) be a minimum size of 2,000m2,
ix) have a slope not greater than 15 percent,
x) be site taking into account the constraints identified in the
Objectives

Control

environmental review,

xi) be located a minimum setback of 50m from the front boundary,

xii) be located a minimum side and rear setback of 15m for lots with an area of 2-4 hectare,

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xiv) be accessible by a track which does not have a grade exceeding 15 per cent (unless it is proposed to be constructed and sealed by the applicants, in which case the grade must not exceed 20 per cent), and it does not traverse terrain with a grade exceeding 20 per cent,

The access track should avoid areas of significant vegetation and large waterways. The length of driveways and soil disturbance should be minimised. Where a major creek crossing cannot be avoided, the developer shall provide a stable crossing, to the satisfaction of Council. In the event that crossing a prescribed stream is necessary, the NSW Office of Water will have to be consulted.

t) Roads – Road access must be designed in accordance with the Queanbeyan City Council Engineering Design Specifications and the Queanbeyan City Council Construction Specifications. Applicants should consult with the Council concerning the need to provide links to adjoining and likely to be subdivided in the future and to ascertain whether a provisional road network has been developed for the
Objectives

Controls

area. Roads should be designed to avoid the need for large cut and fill and should not be located on steep slopes or prominent hilltops. Roads should not form dams across gullies, creeks or drainage lines. Any blockage to fish passage requires approval under section 219 of the Fisheries Management Act 1994. Road alignments should satisfy the principles of road design, including the acknowledgement of speed environment and design speeds as set out in the relevant AUSTROADS standard.

u) Erosion and Sedimentation - Construction on slopes in excess of 15 per cent should be avoided. Natural drainage systems should be preserved and vegetation removal during construction must be minimised. All construction debris must be contained and disturbed areas must be stabilised and revegetated. All exposed batters and table drains must be stabilised, re-planted and/or top dressed and slope stability on all earthworks must be maintained. As a condition of consent Council will require an erosion and sediment control plan to be submitted prior to commencement of site works. Farm dams proposed to be built as part of the subdivision should be constructed in the initial stages so that they may act as sediment retention ponds during the construction phases.

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Objectives

Controls

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w) **Extension of Surrounding Developments** - Logical, efficient and environmentally sensitive extensions to electricity supply networks should be planned in consultation with relevant energy authority. Roads should be extended logically from existing roads so that development will create a road hierarchy. Conflict with major arterial and distributor roads should be avoided. Extension to existing development shall facilitate social cohesion and provide for recreation facilities in consultation with Council.

x) **Design of Effluent Disposal System** – An effluent disposal report must be prepared by a suitably qualified consultant for the development. System selection must be consistent with the findings of the effluent report. Effluent should not be disposed on areas supporting significant native vegetation or where run-off to these areas is possible. Consideration should be given to alternative treatment systems in particularly sensitive areas. Advice should be sought from Council’s Sustainability and Better Living Section.

y) **Non-potable Water Supply** - Before granting consent to the subdivision of land, Council must be satisfied that all allotments have the potential to obtain an adequate non-potable water supply. The provision of a reticulated non-potable water supply from a communal source (water
Objectives

Controls

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iii) a dam with a capacity of 0.75 megalitres and a catchment area of at least 8 hectares, or

iv) where an allotment cannot be provided with a practical dam site due to topographic constraints or the take-up of the harvestable rights for the parent property, a ground water supply with a flow rate of 0.5 litres per second providing a minimum annual supply of 0.75 megalitres.

A licence from the NSW Office of Water will be required if the dam size exceeds the harvestable right for the allotment under the NSW Farm Dams Policy, or if a bore is proposed. Such applications will be integrated development in accordance with the provisions of the clause 91 of the Environmental Assessment Act 1979. The cumulative impacts of additional
Objectives

Controls
dams on the environmental flows in downstream creeks and rivers must be taken into account. Where bores are proposed, it will be necessary to demonstrate that there will be no adverse impacts on the groundwater resource in the area.

z) **Provision of Services** – Soil and vegetation disturbance should be minimised by coordinating the placement of driveways, telecommunications, underground electricity and other infrastructure in the one area.

aa) **Fencing** – The developer shall provide a stock proof fence to all road frontages and public open space areas to the following standard unless Council agrees to a variation prior to erection:

x. Fence height 1.2m

xi. Strainers spacing 100m to 120m depending on terrain

xii. Steel post at 6m centres

xiii. Steel droppers, one at centre of span between steel posts

xiv. One 2.5mm high tensile wire on top

xv. One carry 2.5mm high tensile wire

xvi. One bottom 2.5mm high tensile wire

xvii. 8/90/30 hinged joint netting each horizontal wire tied to each post and dropper

xviii. One standard galvanised steel farm gate with steel mesh (minimum 3.65m) at approved entrance

bb) **Electricity** – High tension power shall be provided by the developer to the boundary of all additional lots created in accordance with the requirements of relevant energy supplier, Council may require the electricity mains to be underground where visual intrusion or public
Objectives

Controls

safety necessitate. If the route identified requires clearing Council’s Sustainability and Better Living Division must be consulted before work commences.

cc) **Dwelling houses** – Internal connections to the dwelling house site should be underground except in cases where tree removal is not required and overhead lines do not visually detract from the landscape. The relevant energy supplier should be contacted regarding the ability to service the land in an early stage of the application.

### 6.4 Development and Building

#### Objectives

1) Development shall ensure relevant environmental standards are met.

#### Controls

**a) Installation of Solid Fuel Heaters**

– All solid fuel heater installations including new and second hand heaters and relocation of existing heaters need approval from Council. The installation must comply with the BCA and Australian Standard 2918. Applications must include the following:

1. Floor plan showing the location of the solid fuel heater
2. Manufacturer’s details showing setback distances from combustible walls and flue construction.

Work cannot start until approval is obtained. Council is to be notified for a final inspection when the works are complete. A certificate from the installer is required for flue installations prior to Council certifying the completed works.

Existing heaters or second hand units and associated flue installations are to be accompanied by the same information as new heaters. Where no manufacturers
Objectives

Controls

specifications are available a
certificated from a suitably qualified
person for setback dimensions from
combustible walls and building
components is required. Selection
of the solid fuel heater and the
subsequent use is to comply with
the emission recommendation of
the NSW Environmental Protection
Authority. Council can provide
advice on the most efficient use of
your heater. Gas or oil fired
appliances do not require specific
Council approval, however, a
compliance plate and associated
certification must be provided to
property owners by a licensed
installer.

b) Effluent Disposal – Where
reticulated sewerage is not
available an on-site waste
management system must be
provided. Under section 68 of the
Local Government Act approval for
the system must be obtained from
Council prior to the installation of
the system. Only systems that
comply with the NSW Health
Department guidelines can be
approved. Requirements for
approval:

a) Completion of an application form to
install the system with appropriate
fees.

b) Site plan, to scale showing the
location of:

i) the sewage management
facility proposed to be
installed or constructed on
the premises;

ii) any related effluent
application areas; and

iii) any building or facilities
existing on, and any
environmentally sensitive
areas, of any land located
within 100m of the sewage
c) The application must be accompanied by full specifications of the sewage management facility proposed to be installed or constructed.

d) The application must be accompanied by details of topography, soil composition and vegetation of any effluent application area related to the sewerage management facility together with an assessment of the site in light of those details. The location of test pits are to be shown on the site plan. The site assessment must be completed in accordance with the Environment and Health Protection Guidelines: On-site sewage Management for Single Households.

e) The application must be accompanied by a statement of:
   i. The number of persons residing or probable number of persons to reside, on premises; and
   ii. Such other factors as are relevant to the capacity of the proposed sewage management facility.

f) The application must be accompanied by details of:
   i. The operation and maintenance requirements for the proposed sewage management facility;
   ii. The proposed operation, maintenance, servicing arrangement intended to meet those requirements; and
   iii. Details of action to be taken in the event of a breakdown in, or other interference with, its
## Objectives

### Controls

<table>
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<th>6.5 Setbacks</th>
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<tr>
<td><strong>Objectives</strong></td>
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<tr>
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**g) Bushfire Fire Hazard** – All development on Bushfire Prone Land must satisfy the aim and objectives of Planning for Bush Fire Protection 2006. Applicants must demonstrate to the Rural Fire Service and Council that the proposal satisfies the broad aim and objectives of Planning for Bush Fire Prone Land, specific objectives for the development type and the performance criteria for the various bushfire protection measures. Applicants are advised to consult the following publication; “NSW Rural Sire Service, Planning for Bush Fire Protection, A Guide for Councils, Planners, Fire Authorities and Developers 2006” (the documents can be obtained from the Rural Fire Service’s webpage: [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au))
6.6 Height

**Objectives**
1) To provide height controls consistent with the character of the locality.

**Controls**

a) No building shall exceed a maximum height of 9m measured from the lowest natural ground level at the wall of the building (excluding chimneys, antennae and plumbing stackwork) provided that at all times a line drawn vertically through the building at any point must not intersect more than two floors. For the purpose of this clause, “floor” includes any habitable area, car parking area, storage area or similar but does not include any area having a vertical measurement not exceeding 1.5m between the lowest floor level and natural ground level.

6.7 Material and Appearance

**Objectives**
1) To ensure the design of dwellings is of a high architectural standard that responds to and reinforces the positive aspects of the local environment and built form.

**Controls**

a) All structures should be designed so as to be compatible with the rural character and landscape of the locality. In this regard, particular attention should be given to building location, form, colour and materials used on construction. Council may require the use of certain colours or materials, if in Council’s opinion their usage will provide the development with an appearance compatible with the landscape. Metal clad structures (including roof) shall not be highly-reflective unless well screened from view or in an appropriate location. The use of recycled materials is encouraged by Council. Applicants should use materials that are structurally sound and appropriate to the locality of the development.

6.8 Erosion and Sediment Control on Building Sites

**Objectives**
1) To ensure adequate erosion and sediment control is provided at the building site.

**Controls**

a) The disturbance associated with the
Objectives

Sedimentation controls during construction of buildings tends to be temporary. To minimise erosion:

i) cut and fill should be kept to a minimum; a maximum cut of 1.5m is permissible;

ii) sediment fencing should be placed around the low side of building sites, particularly near flow lines, to filter sediment from runoff water;

iii) disturbed ground should be kept to a minimum;

iv) grass should be established as early as possible following construction; and

v) runoff during building construction should be diverted to a dam or artificial wetland to minimise nutrient and sediment loss from the site. During construction, the dam should preferably be kept empty between storm events.

Allowing soil to be transported from a construction site to waterways (including stormwater drains) results in phosphorus, micro-organisms, and chemicals polluting waterways. Sediment control must be undertaken on every construction site and controls shall be installed before the site is disturbed. Particular attention should be given to:

i) slopes greater than 10 per cent. Runoff from slopes should be intercepted and diverted around all land likely to be disturbed; and

ii) areas of concentrated water flows.

Topsoil removal should be limited to the construction site only. Once topsoil is removed it should be stockpiled for reuse in landscaping. Stockpiles of
Objectives

1) To ensure each dwelling has adequate water supply to meet the needs of residents and for fire fighting purposes.

Controls

6.9 Water Supply

Objectives

Controls

a) **Non-potable Water** – Council considers that a suitable non-potable water supply is necessary for land management purposes. A suitable supply is one that provides a storage capacity of 0.75ML or that can deliver 0.75ML per annum at the rate of 0.5 litres per second.

b) **Potable Water** – Minimum potable water supply storage of 90,000 litres shall be provided on site for each dwelling erected on an allotment. Above ground water tanks shall be sited, coloured, and suitably landscaped so as to minimise their visual impact.

c) **Fire Fighting Resources** – With regards to fire fighting reserves a minimum water supply of 20,000 litres should be maintained with an accessible location to fire vehicles. This can be in the form of:
   i) Above or underground tanks;
   ii) Permanent dam;
6.10 Waste Management

Objectives
1) To minimise the generation of waste from development.

Controls
a) An average household produces about one tonne of solid waste per year. Approximately one half to two thirds of domestic waste by weight is organic. Another one third is potentially recyclable. Council encourages the minimisation of waste and composting/use of worm farms to reduce the amount of household and commercial waste going into landfill. Items for recycling may be taken to the recycling areas of Council’s Waste Resource Recovery facility. On site waste disposal is not permitted in the rural and environmental zones.

6.11 Internal Driveways

Objectives
1) To ensure internal driveways comply with the Queanbeyan City Council Engineering Design Specifications and Queanbeyan City Council Construction Specifications.

Controls
a) Internal driveways shall be constructed in accordance with the Queanbeyan City Council Engineering Design Specifications and the Queanbeyan City Council Engineering Construction Specifications. A maximum grade of 1 in 10 (10 per cent) applies from the intersection with the access road to the lot boundary. Development approval is required for constructed access tracks other than access tracks on holdings having an area of 80 ha or more. Approval for the internal access should be sought at
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6.12 Land Management - Dogs

**Objectives**

1) To provide guidelines on the keeping of dogs.

**Controls**

a) **General Provisions** - The keeping of more than four adult dogs (dogs aged six months and over) requires the consent of Council, with the exception of working dogs on holdings having an area greater than 16ha.

i) In all circumstances Council must be satisfied that:

ii) adequate kennelling facilities are available on site;

iii) the provisions of the Protection of the Environment Operations Act 1997 are being met; and

iv) the provisions of the Public Health Act 1991 and Regulations thereunder are being met. Dog breeding establishments are permissible with Council consent but not dog boarding establishments.

b) **Classification of Kennels** – The following classifications apply to the keeping of dogs:

i) Class A: Canine Kennels shall include those kennels housing domestic pets, the number of adult dogs being limited to four.

ii) Class B: Canine Kennels shall include those kennels housing show dogs and registered with the NSW Canine Council, the maximum number of dogs kept being nine dogs/bitches excluding puppies under the age of six months and veterans over the age of six years.

iii) Class C: Canine Kennels shall include those kennels housing grey hounds and
### Objectives

registered with the NSW Greyhound Racing Board, the maximum number of dogs kept being nine dogs/bitches excluding puppies under the age of six months.

iv) **Class D: Canine Kennels**

   - Shall include special requirement kennels including those housing working dogs on rural properties where the number of domestic pets exceeds four adult dogs.

### Controls

c) **Development Consent**

   - Development consent is required for Class B and C kennels, and for Class D kennels other than for working dogs on holdings having an area greater than 16ha. Council may require an acoustic report prepared by an accredited acoustic engineer addressing the issue of noise pollution prior to determining a development application.

d) **Registration of Dogs**

   - In accordance with the NSW Companion Animals Act 1998 all dogs over the age of 12 weeks other than working dogs must be permanently identified through microchipping. Working dogs are defined under the Companion Animals Act as dogs used primarily for the purpose of droving, tending, working or protecting stock, including dogs being trained as working dogs. All dogs over six months of age (other than working dogs) must be registered for life with Council.

### 6.13 Sheds
(A shed does not include garage or carport structures attached too and under the same roof as the dwelling house, but includes all other outbuildings including stables and other sheds used for the housing of animals or pets).

**Objectives**

1) To enable the erection of sheds on rural properties within the Queanbeyan City Council area in a manner which complements the rural and residential scale of the landscape and has minimal impact on the scenic qualities of the area.

2) To provide design principles for the erection of sheds in Rural and Environmental Zones

**6.13.1 Siting and Earthworks**

**Objectives**

1) To integrate sheds with the rural landscape and existing development so that they may complement the rural character of an area and are not visually dominant.

2) To preserve the natural environment

**Controls**

a) Sheds shall not be visually prominent or intrude into the skyline.

b) The siting of a shed, including any driveways or cartilage area servicing the shed, will minimise unnecessary disturbance to the natural environment.

c) Sheds shall be located within the approved building envelope shown on the approved subdivision survey plan or in a location permitted by a Community Management Statement for the Association in the case of community title subdivision i.e. Mt Campbell Estate, Little Burra Estate.

d) Sheds shall be located no closer to the road than the existing dwelling house on the property unless it is demonstrated this cannot be achieved due to topography or otherwise. Where no dwelling or building envelope exists the setback shall be a minimum of 50m or located in accordance with an approved Community Management Statement for the Association in the case of community title subdivision.

e) Sheds shall be located no closer to the road than the existing dwelling
Objectives

1) To control the number and size of sheds so as to minimise their visual dominance in the landscape.

2) To reduce the number of large sheds.

3) The size of sheds will reflect the rural or rural residential use of the land and the size of property.

Controls

a) On lots with an area of 16ha or less) sheds shall have a maximum total floor area of 300m² - i.e. the total cumulative floor area of all sheds on any one property shall not exceed 300m²

For the purposes of this clause the floor area is to be measured under the outside perimeter of the roof.

b) Larger sheds may be permitted on lots that are greater than 16ha, provided the applicant can substantiate the rural use of the

f) Where no building envelope or Community Management Statement for the Association under the Community Title exists the side and rear boundary setbacks shall be a minimum of:

   i) 15m for lots less than 4ha
   ii) 25m for lots 4 ha to 80 ha
   iii) 50m for lots exceeding 80ha

6.13.2 Size

Objectives

1) To control the number and size of sheds so as to minimise their visual dominance in the landscape.

2) To reduce the number of large sheds.

3) The size of sheds will reflect the rural or rural residential use of the land and the size of property.

Controls

house on the property unless it is demonstrated this cannot be achieved due to topography or otherwise. Where no dwelling or building envelope exists the set back shall be a minimum of 50m or located in accordance with an approved Community Management Statement for the Association in the case of community title subdivision.

Where no dwelling or building envelope exists the set back shall be a minimum of 50m or located in accordance with an approved Community Management Statement for the Association in the case of community title subdivision.

f) Where no building envelope or Community Management Statement for the Association under the Community Title exists the side and rear boundary setbacks shall be a minimum of:

   i) 15m for lots less than 4ha
   ii) 25m for lots 4 ha to 80 ha
   iii) 50m for lots exceeding 80ha

g) Cut and fill shall be kept to a minimum. Maximum cut shall be 1.5m and maximum fill shall be 1m. Under no circumstances is cut and fill to take place without prior approval of Council. Such work will be approved as part of the consent for the shed.

h) Sheds should be sited to involve minimal disturbance to native vegetation.
### Objectives

<table>
<thead>
<tr>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>shed having regard for the size of the holding and its agricultural use as well as measures taken to minimise the impact on neighbours and the locality.</td>
</tr>
</tbody>
</table>

#### 6.13.3 Height

**Objectives**

1. To control the height of sheds so as to minimise their dominance and bulk in the landscape

2. Sheds shall not dominate the landscape due to the bulk of the building or intrude into the skyline.

**Controls**

- a) Not more than 50 per cent of the roof is to exceed 4m in height.

#### 6.13.4 Use

**Objectives**

1. To ensure sheds are used for purposed ancillary to the residential and rural use of the land.

2. The commercial use of sheds is only permitted subject to Council’s approval in accordance with the QLEP 2012.

3. The garaging of plant and trucks may only occur in accordance with the QLEP 2012.

**Controls**

- a) Sheds may only be erected on rural and rural residential land where:
  - i) A dwelling house is approved and under construction;
  - ii) A dwelling house is existing; or
  - iii) On vacant land where the shed is demonstrated to be used for rural/agriculture purposes.

- b) The following uses do not require Council’s Consent:
  - i) For ancillary purposes used in conjunction with the rural or rural residential use of the property i.e. farming equipment, farm storage or similar; and
  - ii) Garaging of plant or trucks which involves the storage and maintenance of up to two pieces of plant or trucks (e.g. truck and trailer, two trucks or similar but not two trucks and one or more trailers or the like) other than agricultural
<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
</table>
| machinery, on a property where operated only by the occupier/s of the property, but does not include a truck depot. | c) The following uses will require Council’s consent:  
   i) A truck depot means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like (as defined under the QLEP 2012).  
   ii) The use of a shed for industry (as defined under the QLEP 2012) is prohibited.  
   iii) The use of sheds for rural industries is only permitted with Council’s consent in the RU2 Rural Landscape Zone. Rural home industries (as defined under the QLEP 2012) are only permitted with Council’s consent in the RU2 Rural Landscape Zone, the R5 Large Lot Residential Zone and the E4 Zone Environmental Living under the QLEP 2012.  
   iv) The use of a shed and its curtilage for a resource recovery facility (as defined under the QLEP 2012) is prohibited in Rural and Environmental Zones.  
   v) The use of a shed for an animal boarding or training establishment (as defined under the QLEP 2012) is only permitted with Council consent in the RU2 Rural Landscape Zone. An animal boarding establishment is prohibited in all other Rural and Environmental Zones. |
6.13.5 Temporary Occupancy

**Objectives**

1) The QLEP 2012 allows Council to grant consent to the temporary occupancy of non residential buildings for short periods of time during the construction of a dwelling.

**Controls**

a) Council can grant consent to such applications only under the following circumstances:

b) The maximum period of temporary occupancy is twelve months.

c) The application for temporary occupancy must include a floor plan. The plan is to include a bathroom, kitchen and laundry facilities.

d) The siting of the temporary occupancy is to be located within the building envelope and must not detrimentally affect the amenity of the surrounding properties.

e) Occupation of the site will not be permitted until after development consent for the main dwelling has been issued.

f) Adequate facilities including effluent disposal must be provided and inspections carried out prior to any approval to occupy the site.

g) Adequate water supply shall be provided to the temporary occupancy.

h) The long term use of the building is to be stated at the application stage. Buildings that were initially constructed as garage, sheds etc, will not subsequently be approved as residential occupancies (e.g. secondary dwelling)

i) The building used as the temporary occupancy must be converted to the original use upon occupation of the dwelling with sanitary fittings being removed to the satisfaction of Council.

**Secondary Dwellings** – requirements for secondary dwellings are specified in Part 3b (Section 3.1) of the DCP.
Queanbeyan Development Control Plan 2012

Part 7

Central Business District and Other Business Zones

Adopted by Council: 12/12/2012
Resolution number: PDR 103/12
Reference number: SF070454
Notification: 21/12/2012
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Part 7 Central Business District and Other Business Zones

7.1 Introduction

7.1.1 Purpose of this Part

This part of the development control plan outlines the requirements for development within areas zoned Business under Queanbeyan Local Environmental Plan 2012. The primary focus is on the Central Business District (CBD) which is shown on Map 1. However it also includes provisions which are applicable to development proposed in other areas zoned Business.

7.1.2 Objectives applicable to the Central Business District

In the case of the Central Business District objectives which need to be complied with include:

1) Compliance with clause 1.2 (c) the objectives to Zone B3 Commercial Core as well as with the objectives and relevant provisions of other applicable clauses in Queanbeyan Local Environmental Plan 2012.
2) Retain the country town feel and human scale of the centre whilst maintaining and strengthening the status of the CBD as the major commercial centre for Queanbeyan and surrounding districts.
3) Implement the key planning and urban design guidelines outlined in the adopted Queanbeyan CBD Master Plan 2009.
4) Retain the streetscape qualities and retailing function of Monaro and Crawford Streets.
5) Maintain, Protect and enhance heritage buildings.
6) Acknowledge the river setting and civic precincts as part of future development.
7) Facilitate shop top housing within the CBD.
8) Maintain existing streetscape attributes and unify the built form with consistent materials and finishes.
9) Ensure that the height of buildings complements the streetscape or the historic character of the area in which the buildings are located.

7.1.3 Relationship to Other Plans, Council Policies and the Like

There are a number of clauses in State Environmental Planning Policies that may need to be considered when developing within the Central Business District and other Business zones.

These will depend on the nature and location of the development with examples including:

a) State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
b) State Environmental Planning Policy No 64—Advertising and Signage.
c) State Environmental Planning Policy No 65—Design Quality of Residential Flat Development.
There are also a number of clauses in *Queanbeyan Local Environmental Plan 2012* that may need to be considered when developing within the Central Business District and other Business zones. These will depend on the nature and location of the development with examples including:

- 7.3 Active Street Frontages [local]
- 7.5 Flood planning [local]

There are also a number of information sheets that may be relevant and so should be referred to when undertaking development within the Central Business District and other Business zones. These can be found at: [http://www.qcc.nsw.gov.au/Building-and-Planning/Information-Sheet](http://www.qcc.nsw.gov.au/Building-and-Planning/Information-Sheet)

Chapter 11 of the Queanbeyan CBD Master Plan also contains design guidelines that should be referred to initially when considering the design of development within the CBD. This can be found at: [http://www.qcc.nsw.gov.au/Growing-Our-City/CBD-Master-Plan](http://www.qcc.nsw.gov.au/Growing-Our-City/CBD-Master-Plan)

If developing within the Karabar Community and Commercial Precinct there is also an adopted Master Plan which applies to development within that precinct and is found at Appendix 1 of this development control plan.

It is also possible that development within a Business zone will generate what is known as development contributions. Should the development be approved these will form conditions of development consent. In this case the relevant plans are the Queanbeyan City Council Section 94 Contributions Plan 2012 found at: [http://www.qcc.nsw.gov.au/Building-and-Planning/Strategic-Land-Use-Planning/Development-Contribution-Plans](http://www.qcc.nsw.gov.au/Building-and-Planning/Strategic-Land-Use-Planning/Development-Contribution-Plans)

and the *Queanbeyan Development Services Plans for Water Supply and Sewerage*.

In relation to all of the above plans it is strongly recommended that prior to lodging a development application you check with staff from the Sustainability and Better Living Division of Council to see if they will apply.
Map 1 Central Business District
7.2 Building Form within the CBD

7.2.1 Site Design and Sense of Place

Objectives

1) To create a distinct identity specific to Queanbeyan Central Business District.

2) To create an urban landscape that is enjoyable, legible, and comfortable for residents and visitors alike.

Controls

a) Buildings are appropriately designed to respond to their site and surroundings.

b) New development in nearby locations is to contribute to the creation of a civic precinct centred around the Council administrative centre in Crawford Street and the Queanbeyan Performing Arts Centre.

c) ‘Gateway’ development is provided at nominated locations at the entry points to Queanbeyan from the north, east, and west.

d) Landmark development is encouraged at key or prominent locations, including south-east corner of Lowe and Monaro Streets; north-west corner of Morisset and Collett Streets; Collett Street frontage to Rutledge Street Car Park.

e) Vehicular routes, movements, and speeds (especially heavy vehicles) are managed to support high pedestrian amenity, particularly on Crawford, Monaro, and Morisset Streets.

f) New development contributes to upgrades and updating of existing civic spaces.

g) Crawford Street (between Morisset and Monaro) and Collett Street, in addition to Monaro Street become a key focus of town activity.
7.2.2 Building Height Limits and Setbacks Design for buildings

Objectives

1) To ensure that the height of buildings complement the streetscape or the historic character of the area in which the buildings are located.
2) To protect the heritage character of the Heritage Conservation Area and the significance of heritage buildings and heritage items.
3) To nominate heights that will provide a transition in built form between varying land use intensities.

Street setbacks:

1) To maintain the ‘country town’ feel of Queanbeyan buildings along the main street. Retain a human scale (2-3 storeys) with taller buildings well set back.
2) Avoid the impression of excessive scale and bulk to the street and maintain a cohesive building line.
3) Ensure incidental setback which mark entries are acceptable but not at the expense of a continuous frontage at pedestrian level.
4) Where there is no building setback, allow for a landscaping zone within the development that contributes visually to the public domain, as well as providing a privacy buffer and noise attenuation.
5) Minimise bulk and overshadowing of the street by having the upper levels/storeys setback.
6) Buildings are designed to also provide a sense of scale comfortable to pedestrians, with higher development located so as to not be visually dominant while having an inherent legibility and contributing to people’s understanding of Queanbeyan.

Controls

a) Building heights shall comply with the Height of Buildings Map – Sheet HOB_005 of Queanbeyan Local Environmental Plan 2012 as well as the following.

b) Ground and first floor levels (floor to ceilings) have a minimum height of 3.3m for potential future changes in use.

c) All other levels have minimum floor to ceiling heights of 2.7m.

d) Buildings in the CBD (Monaro Street and Crawford Street) maintain a visual perception of 2 storey development along the street frontages with defined podiums no higher than 2 storeys (allowing for additional roofline articulation).

e) Height and setback limits for specific areas are summarised in Table 1 and in Figures 1 to 4 below. A development site fronting two or more specified areas will be limited in height and the maximum podium level to the lesser numerical standard applying between the areas.

f) Higher structures should be set well back to avoid overshadowing and impression of bulk.
Objectives

7) Buildings do not overshadow civic spaces or residential development for long periods of time, or intrude upon residential privacy.

Boundary setbacks:

1) Provide acoustic and visual privacy and improve amenity for residents.
2) Minimise overshadowing of adjacent properties and open space.
3) Encourage the provision of open spaces for recreational uses and soft landscaping and deep soil zones for trees.
4) Maintain potential development rights between adjoining properties. To provide suitable areas with adequate solar access.
5) Maintain potential development rights between adjoining properties.
6) To provide suitable areas with adequate solar access.

Figure 1 Monaro Street
Figure 2 Crawford Street
Figure 3  Morisset Street
Figure 4 Building Heights and Setbacks

1. Monaro Street Setbacks and Heights
2. Crawford Street Setbacks and Heights
3. Morisset Street Setbacks and Heights
4. Rutledge Street (Collett Street to Crawford Street) Setbacks and Heights
5. Rutledge Street (Crawford Street to Lowe Street) Setbacks and Heights
6. Collett Street and Lowe Street Setbacks and Heights
7. Antill Street (Crawford Street to Collett Street) Setbacks and Heights
8. Antill Street (Lowe Street to Crawford Street) Setbacks and Heights
9. Residential Frontages – refer to Table 1
10. Queanbeyan Hospital Site
     Gateway/Landmark Developments
Table 1 Summary of applicable Building Heights and setbacks*

<table>
<thead>
<tr>
<th>Street Height And Setbacks</th>
<th>Above Street Height</th>
<th>Maximum Height On Remainder Of Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Monaro Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Storeys</td>
<td>3-8 Storeys</td>
<td>25 metres</td>
</tr>
<tr>
<td>Zero (street)</td>
<td>20m (street)</td>
<td>8 storeys</td>
</tr>
<tr>
<td>Zero (rear/side)</td>
<td>6m (rear/side)</td>
<td></td>
</tr>
<tr>
<td>2. Crawford Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Storeys</td>
<td>3-8 Storeys</td>
<td>25 metres</td>
</tr>
<tr>
<td>Zero (street)</td>
<td>20m (street)</td>
<td>8 storeys</td>
</tr>
<tr>
<td>Zero (rear/side)</td>
<td>6m (rear/side)</td>
<td></td>
</tr>
<tr>
<td>3. Morisset Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 Storeys</td>
<td>4-10 Storeys</td>
<td>30 metres</td>
</tr>
<tr>
<td>Zero (street)</td>
<td>6m (street)</td>
<td>10 storeys</td>
</tr>
<tr>
<td>Zero (rear/side)</td>
<td>9m (rear/side)</td>
<td></td>
</tr>
<tr>
<td>4. Rutledge Street (between Collett and Crawford Streets)</td>
<td>3-10 Storeys</td>
<td>30 metres</td>
</tr>
<tr>
<td>6m (street)</td>
<td>40m (street)</td>
<td>10 storeys</td>
</tr>
<tr>
<td>Zero (rear/side)</td>
<td>9m (rear/side)</td>
<td>(Behind 40 metre setback to street)</td>
</tr>
<tr>
<td>5. Rutledge Street (between Crawford and Lowe Streets)</td>
<td>2 Storeys</td>
<td>12 metres</td>
</tr>
<tr>
<td>Zero (street)</td>
<td>3 Storey (limit)</td>
<td>3 Storeys</td>
</tr>
<tr>
<td>Zero (rear/side)</td>
<td>6m (street)</td>
<td></td>
</tr>
<tr>
<td>6. Collett Street (between Morisset and Rutledge Streets)</td>
<td>4-10 Storeys</td>
<td>30 metres</td>
</tr>
<tr>
<td>Lowe Street (between Rutledge and Morisset Streets)</td>
<td>10m (street)</td>
<td>10 storeys</td>
</tr>
<tr>
<td>3 Storeys</td>
<td>9m (rear/side)</td>
<td></td>
</tr>
<tr>
<td>Zero (rear/side)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. Antill Street (Crawford to Collett Streets)</td>
<td>4-10 Storeys</td>
<td>30 metres</td>
</tr>
<tr>
<td>Zero (street)</td>
<td>6m (street)</td>
<td>10 storeys</td>
</tr>
<tr>
<td>Zero (rear/side)</td>
<td>9m (rear/side)</td>
<td></td>
</tr>
<tr>
<td>8. Antill Street (between Lowe and Crawford Streets)</td>
<td>4-10 Storeys</td>
<td>30 metres</td>
</tr>
<tr>
<td>6m (street)</td>
<td>10m (street)</td>
<td>10 storeys</td>
</tr>
<tr>
<td>Zero (rear/side)</td>
<td>9m (rear/side)</td>
<td></td>
</tr>
<tr>
<td>9. Residential development such as shop top housing, serviced apartments etc</td>
<td>To comply with clauses 3.6.3 and 3.6.4 of Part 3C of this DCP</td>
<td></td>
</tr>
<tr>
<td>10. 10. Queanbeyan Hospital 3 Storeys</td>
<td>3 Storeys</td>
<td>12 metres</td>
</tr>
<tr>
<td>3 storeys</td>
<td>N/A</td>
<td>3 storeys</td>
</tr>
<tr>
<td>6m (street)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3m (rear/side)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*2 storeys = 8.5 metres
3 storeys = 12 metres

7.2.3 Architectural Character
Objectives

1) To promote high architectural quality (appropriate composition of building elements, textures).
2) To ensure that new developments have facades which define and enhance the public domain and desired street character.
3) To ensure that building elements are integrated into the overall building form and façade design.
4) To incorporate the design elements which complement the ‘good’ design elements of adjoining buildings;
5) To strengthen the relationship between the building and the street/public domain.
6) To encourage buildings which respond to the local context and environmental conditions.
7) To improve the silhouette of the Central Business District’s skyline with varied, well articulated and appropriately scaled roof forms.
8) To encourage development which contributes to the existing character and identity of Queanbeyan, through maintenance of heritage, the ‘country town’ feel, and compact form;
9) To integrate the design of the roof into the overall façade, building composition and desired contextual response.
10) An interesting and complementary roofscape and skyline is achieved when viewed from the street and nearby buildings.

Controls

a) New or infill development is modern and contemporary, but respects and reflects the established streetscape and built form, matching the prevailing scale, colours, materials, and proportions of these buildings.
b) New buildings in the Central Business District should provide for a continuous building façade which blends into the streetscape.
c) Visual interest is provided through articulation of the façade. Such architectural treatment may be provided through stepping built form, emphasised entries, separation of the façade into separate sections by means of vertical elements, or other similar architectural treatments.
d) Facades should be designed with an appropriate scale, rhythm and proportion which responds to the building’s use and the designed contextual character.
e) Horizontal elements are incorporated into the design of each level to give a sense of legible scale to the building.
f) Openings such as windows are recessed rather than being on the same plane as the main façade. This provides depth and shadowing that adds to visual interest.
g) Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass.
h) Materials, texture, vertical and horizontal elements, and colour are also used to complement the articulated façade.
i) Roofs are an integral part of the building design and do not appear as an ‘ad hoc’ addition to the overall façade. Visual interest and variation through architectural articulation is provided to parapets or rooftops and may include sloping roofs.
j) Sloping roofs where visible should be profiled metal, painted non-reflective.
### Objectives

#### Controls

- Double storey verandahs should match the existing verandahs in Monaro Street.
- **k)** Plant equipment or other rooftop necessities are disguised within the rooftop structure and/or are not visible from the street.
- **l)** Rooftop treatments are encouraged where they are visible from nearby buildings. Such treatments may include gravel artwork and designs or green roofs.
- **m)** Adaptive reuse of existing buildings is encouraged.
- **n)** Building mass and bulk is appropriate to its context.
- **o)** Blank or opaque walls of greater than 10m or 30% of the site frontage, whichever is the lesser, are not acceptable in retail streets.
- **p)** Unsightly streetscape elements such as garage doors and other service infrastructure should generally not be visible from the street/footpath.
- **q)** External walls should be constructed of high quality and durable materials and finishes with ‘self cleaning’ attributes, such as face brickwork, rendered brickwork, stone, concrete and glass.
- **r)** Finishes with high maintenance costs, those susceptible to degradation or finishes that result in unacceptable amenity impacts, such as reflective glass, are to be avoided.
- **s)** Expanses of any single material is to be avoided to assist articulation and visual interest.
- **t)** Highly reflective finishes and curtain wall glazing are not permitted above ground floor level.

---

### 7.2.4 Residential Balconies Associated with Shop Top Housing

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
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</table>
Objectives

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

Controls

a) Where other private open space is not provided, at least one primary balcony should be provided.
b) Primary balconies shall be:
   i) Located adjacent to the main living areas; and
   ii) Sufficiently large and well proportioned.
c) Where other private open space is not provided, at least one primary balcony should be provided.
d) Primary balconies shall be:
   i) Located adjacent to the main living areas; and
   ii) Sufficiently large and well proportioned.
e) Secondary balconies, including Juliet balconies and the like should be considered for additional amenity and choice.
f) Design solutions should be considered to ameliorate the effect of noise and wind. This could be achieved by:
   i) Locating balconies facing predominantly north, east or west to provide solar access;
   ii) Utilising sun screens, pergolas, shutters and operable walls to control sunlight and wind;
   iii) Providing balconies with operable screens, Juliet balconies or operable walls/sliding doors with a balustrade in special locations where noise or high winds prohibit other solutions on busy roads or in tower buildings;
   iv) Choose cantilevered balconies, partially cantilevered balconies and/or recessed balconies in response to daylight, wind, acoustic privacy and visual privacy; and
### Objectives

<table>
<thead>
<tr>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>v) Ensuring balconies are not so deep that they prevent sunlight entering the dwelling below.</td>
</tr>
<tr>
<td>g) Design balustrades to allow views and casual surveillance of the street while providing for safety and visual privacy. Design considerations may include:</td>
</tr>
<tr>
<td>i) Detailing balustrades using a proportion of solid to transparent materials to address site lines from the street, public domain or adjacent development. Full glass balustrades do not provide privacy for the balcony or the apartment’s interior, especially at night.</td>
</tr>
<tr>
<td>ii) Detailing balustrades and providing screening from the public, for example, for a person seated looking at a view, clothes drying areas, bicycle storage or air conditioning units.</td>
</tr>
<tr>
<td>iii) Co-ordinate and integrate building services, such as drainage pipes, with overall façade and balcony design, for example, drainage pipes under balconies are often visible from below in taller buildings and negatively impact on the overall façade appearance.</td>
</tr>
</tbody>
</table>

### 7.2.5 Floor Space

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
</table>

Queanbeyan Development Control Plan 2012
## Queanbeyan Development Control Plan 2012

### Objectives
1. To ensure that the density, bulk and scale of development is appropriate for a site;
2. To ensure that the density, bulk and scale of development integrates with the streetscape and character of the area in which the development is located; and
3. To facilitate development that contributes to the economic growth of the Queanbeyan City Central Business District and the city’s neighbourhood centres.

### Controls
- a) Floor space ratios of development need to comply with clause 4.4 and Floor Space Ratio Map – FSR_005 of Queanbeyan Local Environmental Plan 2012.
- b) A maximum Floor Space Ratio of 3:1 is permitted for the mixed use buildings in Zone B3 Commercial core which applies to the Central Business District.

### 7.2.6 Robust Building Design

#### Objectives
1. To encourage a variety of retail, commercial, community, and residential uses that add to the vitality and long-term viability of Queanbeyan.

#### Controls
- a) Buildings are suited to their purpose, but are designed so as to accommodate a variety of different uses over time, particularly at ground and first levels.
- b) Adaptive re-use of buildings is encouraged.
- c) A proportion of residential dwellings have layout and access that adapts to changing needs of residents over time.

### 7.2.7 Corner Sites

#### Objectives
1. Corner sites are particularly important to the CBD as they often have the potential to define entry points and should therefore address the corner and be well articulated and constructed of high quality materials.

#### Controls
- a) Architectural features emphasise the corner, and building height may be increased up to an additional 4m at the discretion of Council.
- b) The building is built to boundary but also provides a truncation or ‘cutoff’ (generally at a 45 degree angle) at pedestrian or ground level to ensure safe and comfortable movement and sight lines.
- c) Building setbacks on corner sites may be varied to enable enhancement of and to retain prominence of street corners.
- d) Buildings are to be designed to
address both frontages with entries and active frontages, or a single main entry being provided at the corner.

7.2.8 Awnings and Verandahs

Objectives
1) Pedestrian comfort and shelter, streetscape continuity, and legibility is provided by awnings.

Controls
a) Continuous street frontage awnings are to be provided for all new developments.

b) Awnings (or overhangs or verandahs) are provided to shape the pedestrian space on the street and to provide for all weather cover.

c) Awnings are consistent in height to adjoining existing awnings, and of a complementary design, colour, or material.

d) As an indicative standard, where no awning line has yet been established, awnings should be a minimum of 3.3m above ground level (consistent with minimum ground floor height) and minimum setback of 600mm from the curbline. They should match the existing proportions of the existing verandahs in Monaro Street.

e) Two storey verandahs are appropriate where suitable to the proposed building use and location.

f) Posts used to support the lightweight elements are not dominant, and may consist of profiled metal or timber. Other materials may be acceptable where they appear as lightweight features within the overall streetscape. The second storey balcony/verandah may not be permanently or fully enclosed, except by temporary and transparent materials if required for weather protection.

g) Provide under awning lighting in a consistent manner and/or overall scheme to facilitate night use and to improve public safety recessed into the soffit of the awning or wall mounted into the building.
7.2.9 Shop Top Housing

**Objectives**

1) Shop top housing is encouraged, particularly adjacent to or overlooking public spaces so as to provide 24/7 activity, surveillance, and perceived safety.

2) Residential development is generally located to take advantage of high amenity spaces, such as the River, Park, or other civic spaces.

3) In development with shop top housing a separate entry is provided for vehicle and residential uses.

4) Residents have a high level of comfort and appropriate amenity.

5) All developments must provide a designated secure storage space for each unit.

6) Residential buildings provide a mix of dwelling types and sizes.

**Controls**

a) Provide flexible building layouts which allow variable tenancies or uses on the first two floors of a building above the ground floor.

b) Minimum floor to ceiling heights are 3.3 metres for commercial office and 3.6 metres for active public uses, such as retail and restaurants.

c) Separate commercial service requirements, such as loading docks, from residential access, servicing needs and primary outlook.

d) Locate clearly demarcated residential entries directly from the public street.

e) Clearly separate and distinguish commercial and residential entries and vertical circulation.

f) Provide security access controls to all entrances into private areas, including car parks and internal courtyards.

g) Provide safe pedestrian routes through the site, where required.

h) Front buildings onto major streets with active uses.

i) Avoid the use of blank building walls at the ground level.

7.2.10 Active Street Frontages

**Objectives**

1) To promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone B3 Commercial Core.

2) Active street frontages are encouraged through pedestrian activity and movement promoted by non-residential ground floor uses such as shops, cafes, and recreation.

**Controls**

a) The ground floor design of new development within parts of Morisset, Crawford and Monaro Streets is to comply with clause 7.3 Active Street Frontages and the Active Street Frontage Map – Sheet ASF_005A of Queanbeyan Local Environmental Plan 2012.

b) Active street frontages can be achieved by a combination of the following at street level:

   i) Entries to retail/commercial uses;

   ii) Well designed shop fronts;
7.2.11 Colour and Materials

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Detailing is of fine grain, especially at pedestrian level, and echo</td>
<td>a) Use colours and materials already found in the streetscape.</td>
</tr>
<tr>
<td>historical colours and patterns.</td>
<td>b) Favoured materials and colours: render lighter neutral colours, darker</td>
</tr>
<tr>
<td>2) Buildings are of high architectural quality, with durable and easy-to</td>
<td>reveals, strong accents. Further detail on colour is given in the</td>
</tr>
<tr>
<td>maintain materials and finishes.</td>
<td>Queanbeyan Main Street Study (Colin Stewart Urban Design 1993)</td>
</tr>
<tr>
<td>3) Highly reflective materials are not encouraged above ground level.</td>
<td></td>
</tr>
</tbody>
</table>
7.2.12 Private Open Space

Objectives

1) Efficient use of unbuilt land within private curtilage.

Controls

a) Unused land in private title should where appropriate be utilised as an effective part of the public realm. Such spaces should be visible, accessible, sheltered and well lit.

b) Private open space as part of service areas or staff/resident amenity should be minimal in area and screened from public view.

c) Private open space intended for public use should meet the guidelines for meeting places and allow for surveillance from public places.

d) All private open space to be addressed and treated according to its public access, e.g. visual and/or physical and/or other use.

7.2.13 Open Space and Civic Spaces

Objectives

1) To encourage passive recreational opportunities within the Central Business District.

Controls

a) Opportunities for passive and active recreation are to be provided.

b) Civic areas are designed at selected intervals throughout the City, and are connected by clear links.

c) A Town Square or equivalent space is proposed by the Central Business District Master Plan along Crawford Street, immediately south of its intersection with Monaro Street. Where this is achieved, recognition of contribution to the public purposes may be provided at the discretion of
Objectives

1) To ensure a satisfactory finish to the adjoining public roadway and footpath areas.

Controls

Council, and there may be relaxations to contributions or design provisions as long as the overall and overriding urban design outcomes (such as ‘country town’ character) are achieved or not compromised.

d) Public open space areas are to be designed to encourage events such as markets, sports, cultural fairs, or community gatherings.

e) Overshadowing of open space areas is to be minimised, particularly private open space for residential premises.

f) Rooftop areas may be utilised for recreation and open space for employees or residents, but must not be in a form that constitutes GFA or habitable space. Rooftop structures are not to be enclosed and be lightweight in form, and are not to be visible from the street.

7.2.14 Streetscape and Frontage Works

Objectives

1) To ensure a satisfactory finish to the adjoining public roadway and footpath areas.

Controls

a) Provide replacement or construction of a full width footpath of suitable finish and in accordance with Council's nominated design materials.

b) Provide kerb and gutter along the total road frontage of the site, including road shoulder construction where necessary.

c) Provide heavy duty vehicle crossing/s where vehicle access is provided.

d) Before any demolition or construction work is carried out on site Council may require security for the payment of the cost of making any good any damage caused to any Council property as a consequence of the implementation of the consent.

e) Street tree planting is to be provided and not impeded by any structure such as awnings.

f) Significant tree plantings and boulevards are maintained and
7.2.15 Advertisements and Signage

**Objectives**

1) To ensure that signage (including advertising):
   i. Is compatible with the desired amenity and visual character of an area;
   ii. Provides effective communication in suitable locations; and
   iii. Is of high quality design and finish.

2) Maintain uniformity and orderly standards for advertising structures, as well as controlling the number and types of advertisements.

3) Ensure that the placement and design of advertisements and advertising structures are consistent with the architectural theme and design of a building and that such advertisements are not placed on prominent architectural features of a building including gables or the like.

4) Ensure that advertisements and advertising structures do not detract from the streetscape and waterscape of the locality, nor lead to visual clutter through the proliferation of such advertisements.

5) Ensure that advertisements and advertising structures do not constitute a traffic hazard to motorists and pedestrians.

6) Corporate colours, logos and other graphics are encouraged to adhere

7) Ensure that advertisements and advertising structures do not interfere with the operation of traffic control

**Controls**

a) Compliance with *State Environmental Planning Policy No. 64 Advertising and Signage* for all signs other than building identification signs and business identification signs.

b) Compliance with *State Environmental Planning Policy (Exempt and Complying Development Codes)* 2008 for building identification signs and business identification signs.

c) The following signs are exempt and do not require development consent:
   i) The replacement of an approved or exempt building identification sign or the content of such a sign.
   ii) The replacement of an approved or exempt business identification sign or the content of a such a sign.
   iii) Where each type of sign meets the development standards specified in Part 2, Subdivision 36A – Signage (replacement of identification signs) of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

iv) Advertisements and signage which are identified in Schedule 2 of *Queanbeyan Local Environmental Plan 2012*.

d) The following signs require development consent and are subject to the following controls (where protected from new development.

- g) Streets are designed to be safe, with minimal obstacles unless for safety purposes.

- h) Existing mature street plantings in Rutledge, Crawford, Lowe and Morisset Streets are to be retained.
Objectives

8) Ensure equal viewing rights where practical, for all advertisements and advertising structures, and to ensure that such advertisements are affixed and maintained in good structural condition at all times.

9) Reduce the proliferation of advertisements and advertising structures by requiring rationalisation of existing and proposed advertisements and the use of common directory boards in proposed and existing multi occupancy developments.

Controls

i) ‘A’ frame (sandwich boards).

ii) Advertisements (other than those identified above as exempt development) displaying a message changed from that displayed by a previously lawful advertisement.

iii) Advertisement within a site and not visible from outside the site.

iv) New business identification signs subject to:

- It being a maximum of 25% of front elevation of a building; a maximum height of 3m or the height of the underside of the awning.
- A minimum height of 2.6, above the road or road reserve.
- The sign relating to a lawful use of the site.

v) Under awning signs:

- Must be at least 600mm from the kerb edge.
- Illuminated sign not to include flashing lights.
- Maximum one per premises.
- Not closer than 3m to another awning sign.
- Maximum area of 1.5m².
- Suspended 2.6m or more above ground.

vi) Signs behind the glass line of a shop window.

vii) Flush wall signs:

- Attached to the wall of a building and not projecting more than 300mm from the wall.
- Advertising area being limited to 6m².
Objectives

Controls

- Not projecting above the wall.
- Not covering any window or architectural feature of a building.
- Complementing the existing architectural features of the building.

viii) Pole or pylon sign – Erected on a pole or pylon independent of any building or other structure.

Not permitted:
- Along Crawford Street between Morisset Street and Rutledge Street.
- Monaro Street between Lowe Street and Collett Street.
- Rutledge Street between Lowe Street and Collett Street.
- Collett Street between Monaro Street and Rutledge Street.
- Not projecting over a road.
Objectives

<table>
<thead>
<tr>
<th>Controls</th>
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<tbody>
<tr>
<td>alignment.</td>
</tr>
<tr>
<td>• Not extending more than 6m above ground.</td>
</tr>
<tr>
<td>• Not having an advertising area greater than 6m².</td>
</tr>
<tr>
<td>• Only one sign per property.</td>
</tr>
<tr>
<td>• Minimum height above ground level of 2.6m.</td>
</tr>
<tr>
<td>ix) Painted wall signs or wall advertisements – A sign painted onto the wall of a building which complies with clause 22 of State Environmental Planning Policy No. 64 Advertising and Signage.</td>
</tr>
<tr>
<td>x) The following signs are prohibited:</td>
</tr>
<tr>
<td>• Roof signs that do not comply with State Environmental Planning Policy No. 64 Advertising and Signage.</td>
</tr>
<tr>
<td>• Signs that do not comply with the standards stated above.</td>
</tr>
<tr>
<td>• Signs that do not comply with clauses 17, 18, 19, 20, 21, 23, 24 25 and 26 as applicable of State Environmental Planning Policy No. 64 Advertising and Signage.</td>
</tr>
<tr>
<td>• Signs that contain additional advertising promoting products or services not related to the approved use of the premises (such as logos or brands of products e.g. soft drinks, brewers etc are prohibited).</td>
</tr>
</tbody>
</table>
7.2.16 Heritage Sites

Objectives

1) To conserve the environmental heritage of Queanbeyan.
2) To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.
3) To conserve archaeological sites.
4) To conserve Aboriginal objects and Aboriginal places of heritage significance.
5) The heritage of Queanbeyan is celebrated and recognised.
6) Buildings of heritage value are preserved and conversions utilise earlier elements.
7) Infill development adjacent to a heritage building to be sympathetic to the significance of the item in both scale and design.

Controls

a) Compliance with the requirements of clause 5.10 of Queanbeyan Local Environmental Plan 2012.
b) Buildings that are listed as items of environmental heritage are to be protected.
c) New architecture should be of good quality contemporary design, but should reflect old elements where possible such as scale, parapet and roof shapes or detail.
d) In the case of redevelopment, the significant fabric (e.g. façade, window awnings) should be retained and sympathetically incorporated into the new development.
e) Important landscapes should also be protected.
f) Preserve the “Tree of Knowledge” and incorporate into streetscape enhancement in that area.

h) New development should respect the scale and architectural themes of nearby or adjacent heritage buildings, while still being modern and contemporary.
i) The traditional grid pattern of Queanbeyan streets is to be maintained in the urban pattern and maintained for connectivity, whether vehicular, pedestrian, or combined.
j) Views to Queens Bridge are to be maintained or facilitated wherever possible.
Chapter 7.2.17 Connectivity

Objectives
1) Where permanent public links cannot be provided, create attractive landscaped pedestrian links, through or beside private developments, linking main streets to car parks.

Controls
a) 24 hour access is preferred but lockable arcades etc are better than no links.
b) Links should “look” as public as possible.
c) Desirable, direct, mid-block connections are to be provided and are to be maintained to achieve permeability and 24 hour public access between key landmarks and civic spaces or buildings within Queanbeyan, including the Q, the Showgrounds, the River, and Queanbeyan Park.
d) New mid-block connections are to have a minimum width of 3m, have active frontages, and are to be designed for safe and secure usage.
e) New mid-block connections are particularly encouraged east-west between Lowe and Collett Streets.
f) All existing connections and pathways through sites are to be maintained or replaced.
g) Activity along the links is welcome to add interest, generate pedestrian numbers, (a reason to be there) and provide safety.
h) Clear lines of sight, active frontage, access to natural light and short length.
i) Allow for surveillance from public places, through well lit, sheltered and the use of other devices to...
7.2.18 Safety and Security

Objectives
1) Comply with the applicable objectives of clause 2.9 of this DCP
2) To create an environment in which people feel safe to walk during the day and night.

Controls
a) Compliance with the applicable provisions of clause 2.9 of this DCP.

7.2.19 Buildings Near Public Places

Objectives
1) No building to be treated as a “rear end” where visible to the public.

Controls
a) As the main off-street car parks are major pedestrian generators, there should be active uses fronting these areas where possible, but not at the expense of primary frontage to the main street.
   b) Service areas delivery and entering/storage including waste service areas should be screened from public view.
   c) Buildings and open spaces are designed to face or have views to the Queanbeyan River, Queanbeyan Park, or distant mountain ranges, where achievable. In particular, development on Collett Street and Morisset Street maximises its relationship to the River including the use of terraces and open plazas.
   d) Buildings adjoining or facing public open space are stepped in height to transition between the land uses.
   e) Sunlight access to public spaces is protected and enhanced.
### 7.2.20 Hazards

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
</table>
| 1) To ensure any potential hazards affecting the land are considered and taken into account in the design of the development. | a) **Floods** – Where the land is identified as flood prone, on Map FLD_005 of Queanbeyan Local Environmental Plan 2012 design compliance is required in accordance clause 7.5 of Queanbeyan Local Environmental Plan 2012 as well as in accordance with clause 2.3 of this development control plan. A Flood Risk Report (which identifies proposed measures to evacuate and protect goods, property, equipment and electrical outlets) may need to accompany an application showing compliance with Council’s standards.  

b) **Geotechnical** – A preliminary geotechnical assessment undertaken by a qualified consultant may be required for certain developments to determine foundation suitability.  
c) **Contamination** – Contaminated land is land which represents or potentially represents an adverse health or environmental impact because of the presence of potentially hazardous substance. Development Applications for contaminated land will be assessed in accordance with clause 2.2 of this development control plan provisions of the Contaminated Land Management Act 1997, State Environmental Planning Policy No. 55 – Remediation of Land and Managing Land Contamination Planning Guidelines 1998 by Department of Urban Affairs & Planning & Environment Protection Authority. Contaminated land may be required to be remediated prior to development proceeding on site. Remediation shall involve the treatment, mitigation, remediation and validation of the contaminants. You will need to submit with your |
Objectives

Controls

application information to identify any past or present potentially contamination activities, provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.

A preliminary investigation is not necessary where it can be demonstrated that the past and present use of the site is unlikely to have resulted in contamination.

7.2.21 Solar Access and Overshadowing

Objectives

1) To maximise direct penetration of sunlight to pedestrian areas and windows and balconies.

Controls

a) Development is to minimise any overshadowing of public or civic spaces such as outdoor eating areas.
b) Development is to maximise solar exposure of windows in new buildings.
c) New structures should not cast a shadow on pedestrian main street footpaths or other public areas for more than 4 hours on June 21 (winter solstice) unless such locations are already in shadow at that time.

7.2.22 Acoustic and Visual Amenity

Objectives

1) To ensure a high level of amenity by providing adequate acoustic and visual privacy for residents, both within the building or in private open spaces.

Controls

a) Provide adequate building separation to maximise acoustic and visual privacy between buildings on site and adjacent buildings.
b) Design building and internal layout to reduce noise within and between dwellings;
c) Locate windows and walls away from noise sources or use buffers where separation cannot be achieved;
d) Locate windows to avoid direct or close views into the windows, balconies or private open space of adjoining dwellings.
e) Provide suitable screening structures or plantings to minimise overlooking.
<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>from proposed dwellings to the windows, balconies or private open space of adjacent dwellings or those within the same development.</td>
<td>f) Provide visual separation between non-residential use and dwellings.</td>
</tr>
<tr>
<td>g) Arrange dwellings within a development to minimise noise transmission between units.</td>
<td>h) Development fronting Monaro or Crawford Street must incorporate noise mitigation measures in accordance with Environment Protection authority – Environmental Criteria for Road Traffic Noise 1999.</td>
</tr>
<tr>
<td>i) Building design mitigates acoustic issues where possible through strategic location of nonhabitable spaces, unless habitable rooms are desirable in that location due to overriding considerations such as casual surveillance, amenity, views and outlook.</td>
<td>j) Where building design cannot mitigate acoustic impacts, soundproofing is provided in accordance with the Building Code of Australia, and may include double glazing and insulation.</td>
</tr>
<tr>
<td>k) New residential development is not to have a adverse amenity effect upon existing nonresidential uses. For example, new residential development should not occur nearby to existing high noise-generating uses unless sufficient evidence is provided to demonstrate that the new residential building can sufficiently mitigate noise impacts.</td>
<td>l) New non-residential uses with longer operating hours (i.e. café or restaurant) establishing near residential development shall incorporate acoustic measures to ensure no adverse impact upon residential amenity. An acoustic report may be required to be</td>
</tr>
</tbody>
</table>
Objectives

1. Provide useable areas of outdoor space (including roof gardens) that can be used by the residents and leisure.
2. Provide a buffer between buildings.
3. Allow light to penetrate between buildings.
4. Contribute to streetscape and amenity.
5. Ensure that landscaping and planting is sustainable and appropriate for the site.

Controls

a) Comply with the general principles outlined in clause 2.6 of this DCP whilst using low maintenance trees and shrubs.
b) Provide for deep rooted tree planting along side boundaries.
c) Provide for a minimum 50% of landscaped areas as soft landscaping elements such as gardens, lawns shrubs and trees.
d) Provide appropriate landscaped areas by roof terraces, balconies etc;
e) Use planting to create a buffer against cold winter winds or to direct cooling breezes in summer into living spaces and outdoor recreation and leisure spaces.
f) Design front gardens/planting zones that will soften and complement the view of the buildings from the street;
g) Use landscape and planting to define dwelling entries in a way that does not obscure them;
h) Plant new trees where possible to complement the streetscape.
i) Provide opportunities for deep planting onsite where screening car parking, or for street trees and these deep planting zones are to be protected as part of the development.
j) Use planting to create favourable microclimate conditions and to reduce required energy use through heating or cooling.
k) Apply selective use of vegetation to provide screening for privacy purposes and to mitigate and soften hardscape areas and/or to provide desirable shade.
l) Protect existing mature trees and
7.2.24 Amalgamation and Staging of Development

Objectives

1) Where lots are amalgamated as part of redevelopment consider the impact on public domain elements (such as pedestrian walkways and open space) and the building type and scale (including footprint size and building articulation at street level).

2) Consideration shall ensure that new development blends into the streetscape and expresses/reinforces the characteristic subdivision pattern of the area in the built form detail.

Controls

a) Development shall not leave isolated sites unable to be developed in the future (due to limited access, narrow frontage – less than 20m, etc) unless the longevity of the remaining isolated building can be demonstrated (i.e. heritage building). If the isolated site cannot be integrated, documentation must be provided to demonstrate attempts to purchase and integrate the site, as well as identifying how the isolated development could develop in the future.

b) Redevelopment shall consider the need for integration with adjoining future development, including access. A structure plan or concept plan may be required for initial development sites to ensure that appropriate consideration has been given to future development potential and this DCP or related Central Business District Master Plan.

c) The commercial reality of the side boundary setbacks outlined above means that amalgamation of sites less than 30m in width is effectively rewarded by means of achievable height and floor space. On sites less than 20m in width, feasible tower development cannot be achieved within the required setbacks.

d) Any further subdivision of existing allotments in the CBD should be discouraged for the reasons outlined above, rather consolidation is encouraged. Any such proposal will be considered upon merit.
7.3 Car Parking, Access and Servicing

7.3.1 Required on Site Car Parking

Objectives
1) Comply with the relevant objectives in clause 2.2 of this DCP.

Controls
a) Compliance with the relevant controls in clause 2.2 of this DCP.

b) 

7.3.2 Vehicular Access and Loading/Unloading

Objectives
1) Comply with the relevant objectives in clause 2.2 of this DCP.

Controls
a) Compliance with the relevant controls in clause 2.2 of this DCP.

7.3.3 Change of Use

Objectives
1) To encourage continued use and reuse of existing commercial premises in the CBD to make it more financially viable for prospective lessees, landowners and purchasers to establish their proposed business and to promote continued commercial uses and avoid empty premises.

2) To encourage establishment of a vibrant Queanbeyan commercial centre.

Controls
a) Where the use of an existing building is to be changes Council will require that additional car parking (if any) be provided on the basis of the difference between the requirements for the approved/authorised existing use and the proposed use.

b) Notwithstanding the above control nothing in this plan shall be applied to require that additional parking is required for the change of use of existing lawful commercial premises within the CBD (where there is no increase in floor space proposed) to:
   i. Business premises
   ii. Food and drink premises
   iii. Restaurants
   iv. Retail premises
   v. Takeaway food & drink premises
   vi. Kiosks
   as defined under the Standard Instrument

c) Car Parking will not be required by Council for the establishment of
footpath cafes within the CBD.

7.3.4 Pedestrian Access and Mobility

Objectives

1) To provide safe and easy access to buildings to enable better use and enjoyment by people regardless of age and physical condition whilst also contributing to the vitality and vibrancy of the public domain.

2) To ensure buildings and places are accessible to people with a disability.

3) To provide a safe and accessible public domain.

Controls

a) To assist people with a disability the main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.

b) The design of facilities (including car parking requirements) for disabled persons shall comply with the relevant Australian Standard (AS 1428 Pt 1 and 2 or as amended) and the Disability Discrimination Act 1992 (as amended).

c) The development shall provide at least one main pedestrian entrance with convenient barrier free access to the ground floor and/or street level.

d) The development shall provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.

e) The development shall provide visually distinctive accessible internal access linking to building entry points and the public domain.

f) Pedestrian access ways, entry paths and lobbies shall use durable materials commensurate with the standard of the adjoining public domain (street) with appropriate slip resistant materials, tactile surfaces and contrasting colours.

g) Any new development providing basement car parks shall make provision for access for persons with a disability.
7.3.5 Site Facilities and Services

Objectives

1) To ensure that site facilities (such as clothes drying areas, mail boxes, recycling and garbage disposal units/areas, screens, lighting, storage areas, air conditioning units and communication structures) are effectively integrated into the development and are unobtrusive.

2) To ensure that site services and facilities are adequate for the nature and quantum of development.

3) To establish appropriate access and location requirements for servicing.

4) To ensure service requirements do not have adverse amenity impacts.

Controls

a) Mailboxes
   i) Provide letterboxes for residential building and/or commercial tenancies in one accessible location adjacent to the main entrance of the development. They should be integrated into the wall where possible and be constructed of materials consistent with appearance of the building; and
   ii) Letter boxes shall be secure and large enough to accommodate articles such as newspapers.

b) Communication structures, air conditioners and service vents
   i) Locate satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures to be:
      - Away from the street frontage;
      - Integrated into the roofscape design and in a position where such facilities will not become a skyline feature at the top of any building; and
      - Adequately setback from the perimeter wall or roof edge of buildings.
   ii) A master antenna/satellite dish shall be provided for residential apartment buildings. This antenna shall be sited to minimise its visibility from surrounding public areas.

c) Waste and Recycling Storage and Collection General (all development)
   i) All development is to adequately accommodate waste handling and storage
Objectives

The size, location and handling procedures for all waste, including recyclables, is to be determined by advice from Council’s Division of Sustainability and Better Living.

Controls

ii) Access for waste collection and storage is preferred from rear lanes, side streets or rights of ways.

iii) Waste storage areas are to be designed to:

• Ensure adequate driveway access and manoeuvrability for any required service vehicles;

• Located so as not to create any adverse noise impacts on the existing developments or sensitive noise receptors such as habitable rooms of residential developments; and

• Screened from the public way and adjacent development that may overlook the area.

iv) The storage facility must be well lit, easily accessible on grade for movement of bins, free of obstructions that may restrict movement and servicing bins or containers and designed to minimise noise impacts.

d) Location requirements for Waste Storage Areas and Access

v) Where waste volumes require a common collection, storage and handling area, this is to be located:

• For residential flat...
### Objectives vs. Controls

<table>
<thead>
<tr>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>buildings, enclosed within a basement or enclosed car park;</td>
</tr>
<tr>
<td>• For commercial, retail and other development, on site in basements or</td>
</tr>
<tr>
<td>at ground within discrete service areas not visible from main street</td>
</tr>
<tr>
<td>frontages;</td>
</tr>
<tr>
<td>• Where above ground garbage collection is prohibitive or impractical</td>
</tr>
<tr>
<td>due to limited street frontage, or would create an unsafe environment,</td>
</tr>
<tr>
<td>an on-site basement storage area must be provided; and</td>
</tr>
<tr>
<td>• Where a waste vehicle is required to enter the site,</td>
</tr>
<tr>
<td>the access and circulation area shall be designed to accommodate a</td>
</tr>
<tr>
<td>vehicle with the following dimensions:</td>
</tr>
<tr>
<td>- Vehicle length: 10 metres</td>
</tr>
<tr>
<td>- Vehicle height: 4 metres</td>
</tr>
<tr>
<td>- Ramp width: 4 metres</td>
</tr>
<tr>
<td>- Turning circle: AUSTROADS template for HRV R=12.5m,</td>
</tr>
<tr>
<td>Speed=5kph</td>
</tr>
<tr>
<td>- Axle height: 9 tonne/axle</td>
</tr>
</tbody>
</table>

### 7.4 Residential Development Controls

All residential housing such as shop top housing, services apartments etc. must comply with Part 3 C of this DCP.

### 7.5 Other Business Zones (excepting those in South Jerrabomberra and Googong)

#### 7.5.1 Objectives and Planning Controls Applicable to Development within the Karabar Community and Commercial Precinct

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Comply with the objectives of Zone B1</td>
<td>a) Compliance with the provisions of</td>
</tr>
</tbody>
</table>
Objectives

1. Neighbourhood Centre of Queanbeyan Local Environmental Plan 2012.
2. Provide guidelines for redevelopment that are appropriate in scale, form and design, which enhance the townscape/streetscape of the Precinct.
3. Formulate urban design solutions which will enable the expansion of the Karabar Community and Commercial Precinct in a way which enhances the Precinct.
4. Improve vehicle, pedestrian and bicycle traffic and access (including access points) within the Precinct and integrate it with existing transport nodes (public transport).
5. Address the physical and social inter-relationship between the Precinct’s redevelopment and the surrounding community which it serves.
6. Ensure that the density, bulk and scale of development is appropriate for a site.
7. Ensure that the density, bulk and scale of development integrates with the streetscape and character of the area in which the development is located.
8. Comply with the objectives of clauses 7.2.4., 7.2.9, 7.2.15, 7.2.18, 7.2.22, 7.3.1, 7.3.2, 7.3.3, 7.3.4, and 7.4.1 of this part of this DCP.
9. Facilitate development that contributes to the economic growth of the city’s neighbourhood centres.

Controls

1. Zone B1 Neighbourhood Centre of Queanbeyan Local Environmental Plan 2012.
2. Building heights shall comply with the Height of Buildings Map – Sheet HOB_005 of Queanbeyan Local Environmental Plan 2012.
3. Floor space ratios of development need to comply with clause 4.4 and Floor Space Ratio Map – FSR_006 of Queanbeyan Local Environmental Plan 2012. A maximum Floor Space Ratio of 1:1 is permitted for the mixed use buildings in Zone B3 Commercial core which applies to the Karabar Community and Commercial Precinct.
4. Compliance with the provisions of Option 2 of the adopted Karabar Master Plan (see Page 44) or an amended plan as approved by Council as well as the relevant provisions of the supporting report. In the event of any inconsistencies with the provisions of Queanbeyan Local Environmental Plan 2012 then the provisions of the latter shall prevail to the extent of any inconsistency.
5. Compliance with the relevant controls in clauses 7.2.4., 7.2.9, 7.2.15, 7.2.18, 7.2.22, 7.3.1, 7.3.2, 7.3.3, 7.3.4 and 7.4.1 of this part of this DCP.
6. Expanses of any single material is to be avoided to assist articulation and visual interest.
7.5.2. Objectives Applicable to Development in Other Business Zones

The broad objectives of these provisions for development proposed in all other Business zones are to:

1) Compliance with the objectives of the applicable zone as well as with the objectives and relevant provisions of other applicable clauses in *Queanbeyan Local Environmental Plan 2012*.
2) Good quality development which has regard to adjoining development in minimising any adverse impacts.

7.5.3 Planning Controls for Development in Other Business Zones (excepting Karabar)

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Comply with the objectives of applicable clauses of <em>Queanbeyan Local Environmental Plan 2012</em>.</td>
<td>a) Compliance with the objectives of applicable clauses of <em>Queanbeyan Local Environmental Plan 2012</em>.</td>
</tr>
<tr>
<td>2) Comply with the objectives in clauses 7.2.15., 7.2.18, 7.3.1, 7.3.3, 7.3.4 and 7.4.1 of this part of this DCP</td>
<td>b) Compliance with the relevant controls in clauses 7.2.15., 7.2.18, 7.3.1, 7.3.3, 7.3.4 and 7.4.1 of the part of this DCP</td>
</tr>
<tr>
<td>3) Comply with the objectives in clauses 7.2.4 and 7.2.9, of this development control plan in Business zones where shop top housing is permitted with consent.</td>
<td>c) Compliance with the relevant controls in clauses 7.2.4 and 7.2.9 of this part of the development control plan in Business zones where shop top housing is permitted with consent.</td>
</tr>
</tbody>
</table>
Appendix 1 – Karabar Master Plan
Queanbeyan Development Control Plan 2012
Part 8
Industrial Zones
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8.1 Introduction

8.1.1 Purpose of this Part

This part of the development control plan outlines the requirements for development in the Industrial Zones and other industrial types of development that may occur outside of these zones.

8.1.2 Overall Objectives for Development in Industrial Zones

1) Provide development guidelines for the Industrial development
2) Protect the amenity of existing residences within and close to industrial development.
3) To prevent incompatible land uses being located in proximity to one another
4) Encourage best practice in environmental management.
5) Ensure development has a visually appealing appearance to the street.

8.2 General Controls for Industrial Zones

8.2.1 Setbacks

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Provide adequate land for landscaping, parking and vehicle circulation.</td>
<td>a) The following setback requirements listed below apply to all development.</td>
</tr>
<tr>
<td>2) Provide flexibility in building location and design.</td>
<td>In established industrial areas where existing setbacks may be less than</td>
</tr>
<tr>
<td>3) Provide buffers to adjoining land uses to reduce adverse impacts on surrounding land.</td>
<td>those prescribed below, the setback should be consistent with existing</td>
</tr>
<tr>
<td>4) To preserve residential amenity.</td>
<td>setbacks along the street.</td>
</tr>
</tbody>
</table>
Table 1 Setback Requirements

<table>
<thead>
<tr>
<th>Street Frontage</th>
<th>Building Line Setback</th>
<th>Minimum Landscaped Width</th>
<th>Other Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Street frontage</td>
<td>7.5m</td>
<td>7.5m</td>
<td>Landscaped with no parking.</td>
</tr>
<tr>
<td>Secondary Street frontage</td>
<td>3m</td>
<td>3m</td>
<td>Landscaping with no parking.</td>
</tr>
<tr>
<td>Carwoola Estate: Faunce Street</td>
<td>10m</td>
<td>10m</td>
<td>Landscaping with high canopy, endemic species of trees. No parking.</td>
</tr>
<tr>
<td>Australis Place, Cooper Place and Dominion Place</td>
<td>6m</td>
<td>6m</td>
<td>Landscaped with no parking.</td>
</tr>
<tr>
<td>John Bull Street</td>
<td>7.5m</td>
<td>3m</td>
<td>Car parking behind the landscaped area.</td>
</tr>
<tr>
<td>Kendall Avenue North</td>
<td>10m</td>
<td>8m</td>
<td>Car Parking behind the landscaped area.</td>
</tr>
<tr>
<td>Lorn Road</td>
<td>6m</td>
<td>6m</td>
<td>Landscaped with no parking.</td>
</tr>
<tr>
<td>Side and rear boundaries</td>
<td>From zero</td>
<td>Not applicable</td>
<td>Walls and openings are fire rated as per NCC requirements.</td>
</tr>
<tr>
<td>Kensington Gardens: Kendall Avenue North, Lorn Road and Morton Street</td>
<td>12m</td>
<td>5m</td>
<td>A landscape buffer is required to protect amenity of adjoining residential properties. Floor space ratio 0.5:1</td>
</tr>
</tbody>
</table>

Note: Setbacks are also dependent on access width and service requirements needed for development, the location of council’s services and the requirements of the National Construction Code – Refer part 2 and the required National Construction Code.

8.2.2 Car parking and Vehicular Access

Objectives

1) To ensure adequate areas are provided for off-street car parking, vehicular access, on-site circulation and loading facilities.
2) To ensure car parking, circulation and loading areas are integrated with the form and layout of buildings on the site.
3) To ensure all vehicles can enter and exit a site in a forward direction.
4) To avoid road conflicts and traffic congestions.
5) To ensure the safe movement of vehicles and pedestrians.
6) To ensure parking and access ways do not become unsightly or affect the amenity of the area by way of dust or uncontrolled runoff.

Controls

a) Compliance with Part Two of the DCP which contains the full set of requirements for off street car parking, including land use related parking rates, turning circles, aisle widths and parking bay configurations. However, an extract of car parking rates for typical industrial type land uses is show in the table below.
### Table 2 Minimum Parking Requirements

<table>
<thead>
<tr>
<th>Type of Development</th>
<th>Minimum Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vehicle Body Repair workshops, Vehicle repair stations</td>
<td>Whichever is the greater of:</td>
</tr>
<tr>
<td></td>
<td>i) 2 spaces per 100m²</td>
</tr>
<tr>
<td></td>
<td>ii) 3 spaces per work bay</td>
</tr>
<tr>
<td>General Industry, Light Industry and Warehouse or Distribution Centres</td>
<td>1.3 spaces per 100m² of GFA</td>
</tr>
<tr>
<td>Service Stations</td>
<td>6 spaces per working bay and 5 spaces per 100m² of GFA of convenience store</td>
</tr>
<tr>
<td>Resource Recovery Facility</td>
<td>1 space per 200m² of site area, or when largely combined within a building, requirement is 3 spaces per 100m² GFA</td>
</tr>
<tr>
<td>Bulky Goods Premises, Landscaping Materials Supplies</td>
<td>3 spaces per 100m² of GFA plus 1 space per 200m² of site area</td>
</tr>
<tr>
<td>Take Away Food and Drink Premises</td>
<td>1 space per 15m² of GFA</td>
</tr>
</tbody>
</table>

**Note:** All parking spaces are to be clearly marked and signposted and include provision for disabled parking.

### 8.3.3 Building Design

**Objectives**

1. Promote buildings that enhance the quality of the streetscape.
2. Encourage innovative, contemporary and sustainable building designs.
3. Encourage design that is compatible with type, scale, height, bulk and character, and enhance streetscape characteristics.
4. Ensure noise is mitigated.
5. Protect/enhance visual amenity of entry points into the city.

**Controls**

a) The façade of buildings facing the street should be of a high design quality. Monotonous facades consisting of one plane and colour are to be avoided.
b) Buildings in John Bull Street are to be of brick or non-reflective cladding including roof. Storage areas are to be screened.
c) Office accommodation for industrial development should be located at the front of buildings to ensure that blank facades are broken up (i.e. office style windows and access). The office area should be positioned as an attached structure to the main building to give identity and point of entry to the overall development form (Figure 1).
d) Colours and materials shall be compatible with the natural scenic qualities of the locality. Visually prominent buildings with incompatible colours will not be supported.
e) New materials for construction are to be used. New industrial buildings should be constructed from low maintenance materials and incorporate energy efficient design principles.
f) The extensive use of reflective glazed windows is not permitted.

![Figure 1](image-url)
Objectives

1) Restrict and control excessive earthworks in order to preserve as much as is practicable the existing topography and amenity of the locality.

2) Prevent siltation of materials and erosion of land.

3) Ensure building design is appropriate for site conditions (stability and privacy).

Controls

a) Site works, including clearing of existing vegetation, cut and fill, retaining walls, batters and the like require the written consent of Council except for exempt development (SEPP (Exempt and Complying Development Code) 2008).

b) The maximum permissible cut and fill to accommodate any building or associated structure is limited to 2 metres, except in those circumstances referred to below. All exposed cut and fill is to be suitably retained to structural engineers detail or battered.

c) Council will consider, in case of particularly undulating sites, a cut of up to 4 metres in depth where the abutting wall of the building serves the purpose of a retaining wall. This provision is subject to the wall of the building satisfying the National Construction Code requirements in regard to structural integrity and drainage (Figure 3).

d) Excavation and filling of the site, except to accommodate building platform, car parking, driveways and storage areas is to be kept to a minimum. On steeper allotments, the...
Objectives | Controls
--- | ---
tiering of car parks and external storage areas is recommended. |
e) All batters are not to exceed a gradient of 1:4 and shall be suitably stabilised with vegetation. Retaining walls over 1m in height shall be designed by a structural engineer.

**Note:** Development is to be carried out in accordance to erosion and sediment control measures (Refer DCP 2.4.7.6).

### 8.2.5 Materials Storage

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Avoid unsightly or visually intrusive development.</td>
<td>a) Storage areas that can be seen from the street and neighbouring areas shall be screened.</td>
</tr>
<tr>
<td>2) To minimise the impact of storage materials when viewed from the street.</td>
<td>b) Designated outdoor storage areas are to be indicated on the Site Plan submitted to Council as part of the Development Application.</td>
</tr>
</tbody>
</table>

c) All efforts should be made to avoid external storage areas being visible from the street or when viewed from strategic locations throughout the City. |

d) The use of storage units/facilities will be required in order to keep storage areas in a tidy state. The type of storage unit/facility to be provided will be dependent on the materials to be stored. Typical provisions may include:

i) Racking devices for timber and steel products; or

ii) Storage bins for soil and mulching products.

iii) Storage areas will be required to be screened with suitable physical barriers or mature vegetation if in direct view from public places. In some instances, roofing of storage areas may be required to lessen the visual impact on surrounding land uses and/or the visibility from elevated areas outside the estate.

e) Where storage is located to the front of the building, screen fencing is to be used to improve the streetscape. High continuous solid fencing should be softened by appropriate planting and indentations of the fence. High solid fences should have open elements above 1.2m to maintain surveillance.

f) The use of car space and designated
Queanbeyan Development Control Plan 2012

Objectives

Controls

driveway areas for storage of materials is strictly prohibited.

g) Storage areas are not to impede exit doors/paths from the building.

Note: All development is to be carried out in accordance with erosion and sediment control measures (Refer Part 2 of the DCP).

8.2.6 Fencing

Objectives

1) Improve safety and security of the site.

2) Improve visual amenity.

3) Enhance the streetscape.

Controls

a) All fencing is to begin behind the landscaped area along the street frontage. Fencing will not generally be permitted along the front boundary of allotments.

b) The preferred type of fencing is a galvanised or PVC coated wire mesh, not less than 1.8m above ground level and anchored into concrete footing.

Note: Electric fences are discouraged.

8.2.7 Pollution Control

Objectives

1) Ensure that the use of land does not create offensive noise.

2) To ensure adequate protection against environmental degradation due to pollution discharge.

3) Minimise interference to existing and future amenity.

4) Ensure satisfactory measures are incorporated to alleviate negative environmental impacts associated with industrial land uses.

Controls

a) Waste

i) Provision shall be made for the storage and disposal of all trade waste, refuse, etc., that can be adequately accessed by service vehicles, so that it is not exposed to public view or likely to create a health nuisance.

ii) A written waste management plan is to be submitted with the Development Application.

b) Noise and Vibrations

i) Buildings shall generally be designed to prevent noise from plant machinery and operations associated with the development exceeding 5dBA above the background noise level at any time, measured at the boundaries of the site.

ii) All machinery shall be installed to ensure that no vibration is transmitted beyond the development site.

Note: Council may require that acoustical information be submitted with a development application in order to assess the potential noise
Objectives

Controls

impacts of a proposal on surrounding uses and residential areas

Note: Council may impose restrictions to mitigate potential noise impacts (Refer Part 2 of the DCP)

c) Emissions

i) Industrial activity must comply with the relevant pollution control legislation administered by the Environment Protection Authority and Council, such as the Protection of the Environment Operations Act 1997.

d) Trade Effluent and Wastes

i) No sewerage, sullage or trade effluent shall be permitted to flow into Council’s stormwater system, or any other water way.

ii) Formal approval must be obtained from Council for the disposal of trade effluent into Council's sewer from industrial premises. Depending on the composition of the effluent entering the Council's sewer, conditions may be imposed to ensure prior treatment before discharge (i.e. Plate Separator or other traps).

iii) Council’s consent to discharge trade effluent to Council's sewer is conditional upon the applicant obtaining all other necessary approvals from the relevant statutory authorities.

e) Storage of Hazardous or Toxic Material

i) To ensure hazardous and toxic materials are not a threat to the environment, they must be stored in accordance with Workcover Authority requirements.

ii) All tanks, drum and containers of toxic and hazardous materials shall be stored in a bunded area. The bund walls and floors shall be constructed of impervious material and shall be of sufficient size to contain 110% of the volume of the largest tanks plus the volume displaced by any additional tanks within the bunded area.

f) Drainage

i) Development application site plans shall detail methods of
queanbeyan development control plan 2012

section b – part 8

objectives

controls

stormwater collection and control, including all downpipes, drains and pits, site levels and nearest Council main. An interlot drainage easement will be required over adjoining property where necessary. Adjoining owners consent will need to be submitted with your application where such easement does not exist.

ii) All stormwater generated on-site is to be discharged to the kerb and gutter or Council’s stormwater main to the satisfaction of Council’s Engineering Services. Appropriate facilities are to be provided and maintained by the developer/owner on site to contain and treat spillage, including washing and surface water, harmful to stream or sub-surface water quality.

iii) Council will encourage, where appropriate, the use of porous surface material and soakage pits to reduce stormwater loads.

g) Contaminated Land

i) Contaminated land is land which represents or potentially represents an adverse health or environmental impact because of the presence of potentially hazardous substance. Development Applications for contaminated land will be assessed in accordance with the provisions of Contaminated Land Management Act 1997 and State Environmental Planning Policy No. 55 (Remediation of Land).

ii) Contaminated land may be required to be remediated prior to development proceeding on site. Remediation shall involve the treating and or mitigation of the contaminants.

iii) An application on potentially contaminated land must identify any past or present potentially contaminating activities, provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation. A preliminary investigation is not necessary where contamination is not an issue.

iv) Refer Part 2.4 Contaminated land
Objectives | Controls
---|---
**8.3 Special Land Use Controls**

### 8.3.1 Waste or Resource Management Facility

1. To ensure Waste Resource Management facilities are designed and maintained to contribute positively to the streetscape and amenity.

   a. Solid fencing shall be erected around the full perimeter of waste or resource management facility. This fencing is to be:
   
   i. A minimum of 1.8m high to a maximum of 2.4m.
   
   ii. Non-reflective cladding metal or wood paling type design (corrugated iron will not be supported).
   
   iii. Dark in tone and non-reflective in nature.

   b. The solid fence is to be setback to a position behind the building line of any associated office or workshop. High solid fences should have open elements above 1.2m to maintain natural surveillance.

   c. Customer parking is to be provided in front of the associated buildings and fences.

   d. Fencing should be softened by appropriate planting. A planting bed 2m wide (minimum) in front of the fence is to be provided.

   e. The stacking of car bodies and other material to a height above the fence will not be permitted.

   f. Car bodies and other material may have to be screened with roofing if in direct view from surrounding land uses and vantage points within and outside the Estate.

   g. The storage of all materials should be kept in a tidy and satisfactory state, particularly in areas that may be exposed to public view (i.e. gate areas).

**Note:** See Part 2.9 for Safe Design guidelines.
8.3.2 Vehicle Sales and Hire Premises

Objectives
1) To ensure vehicle sales and hire premises are designed and maintained to contribute positively to the streetscape and amenity.

Controls
a) Fencing in front of the building line will be supported if;
   i) In a steel post design
   ii) No higher than 1.8m
   iii) Painted in a dark tone
b) A 2m, low level landscaping strip is to be in front of any fencing to soften its presence.
c) The area used for parking and display of cars is to be suitably paved.

8.3.3 Landscaping Materials Supplies

Objectives
1) To ensure landscaping materials supplies are designed and maintained to contribute positively to the streetscape and amenity.

Controls
a) The storage of all materials such as soil, sand and gravel are to be within designated storage bays.
b) Adequate loading and unloading facilities for customers and suppliers are to be provided so that it does not affect the circulation of other vehicles within the development.
c) Parking is to be provided for all plant and equipment used in the business.
d) An Environmental Management Plan (EMP) is to be submitted with the Development Application for review and approval by Council. The EMP is to address:
   i) Bin storage of materials
   ii) Dust controls through sprinkler systems etc.
   iii) Hours and days of operation
   iv) Loading/Unloading on the site
   v) Customer car parking
   vi) Stormwater/drainage controls
   vii) Screening of unsightly activities
   viii) Plant/machinery/equipment/amplified telephones
   ix) Any water recycling initiatives
   x) Ongoing monitoring of EMP
   xi) Complaints register
8.3.4 Sex Services Premises

**Objectives**

1) To ensure sex services premises are located away from places frequented by children.

2) To ensure the scale and design of premises is compatible with the area.

3) To ensure any advertising associated with the sex service premises does not interfere with the amenity of the locality.

4) To ensure the premises is operated in a manner that does not interfere with the amenity of the locality.

**Controls**

a) Must be located at least 200m from the nearest boundary of any allotment developed or proposed to be developed for a place of worship, school, dwelling or a place frequented by children or from the nearest boundary of Yass Road or Canberra Avenue.

b) Sex service premises are to be restricted in total floor space such that it will be reasonably compatible with the scale and character of and not dominant in relation to existing development in the vicinity.

c) Adequate reception/waiting areas are to be provided so as to prevent clients loitering outside such premises.

d) Under no circumstances are sex workers to display themselves outside of the premises or in windows or doorways.

e) Any new building or refurbishment of an existing building to function as a brothel or restricted premises is to be designed so as to be compatible with the built form of adjoining premises.

f) Any advertisement for a restricted premise must comply with the following:

i) It does not interfere with the amenity of the locality;

ii) It has an area of no more than 3m²; and

   - Includes the words “RESTRICTED PREMISES” in capital letters being no less than 100mm and not exceeding 150mm in height; and
   - Includes the name of the person who conducts the business at those restricted premises or the registered name of the business carried out on those restricted premises.

   - There is no more than one such advertisement erected, displayed or exhibited to public view in a window or an entrance of the restricted premises or in, outside or directly above the door to the premises; and the advertisement is not to be illuminated by flashing lights and does not include changing images or the like.

 g) Council may initially limit any development consent for a sex service premises to 12 months as well as limit the hours of operation. Operation of the premises will be reviewed at that time especially in relation to any complaints received.