



South Jerrabomberra DCP 2015

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Parts 1 and 2

Preliminary and Context

Date adopted by Council:	11 February 2015
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Part 1 - Preliminary

1.1 Introduction

This South Jerrabomberra Development Control Plan (SJDCP) provides a framework of development controls to guide future development in the new land release areas of South Jerrabomberra. The land the subject of this DCP is located in close proximity to existing industrial lands in the ACT and is located under defined flight paths. This DCP sets in place urban design guidelines to achieve objectives for the whole South Jerrabomberra area as a new sustainable community and growth area of Queanbeyan.

South Jerrabomberra consists of the different development areas of the Poplars, North Tralee, Environs, South Tralee and land to the south of South Tralee. Map 1 at the end of Part 1 shows these areas.

This SJDCP is broadly based on the Draft South Jerrabomberra Structure Plan, prepared by the Council and the Department of Planning and Environment and endorsed in May 2014.

1.2 Citation

This Plan may be cited as the South Jerrabomberra Development Control Plan (SJDCP).

1.3 Land Covered by this DCP

This Plan applies to the land identified on Map 1 – Map of South Jerrabomberra other than the land identified on the Map as a “deferred matter”. Map 1 is at the end of Part 1 of this SJDCP. For any development included in the Staged DA for South Tralee (263-2013) the Approved Guidelines prevail.

1.4 Date of Approval and Commencement of this DCP

This Plan was adopted by Queanbeyan City Council on 11 February 2015 and came into effect on 6 March 2015.

1.5 Aims and Purpose of this DCP

This document is a Development Control Plan prepared under Section 72 of the *Environmental Planning and Assessment Act 1979*, and in accordance with the *Environmental Planning and Assessment Regulation 2000*. The principle purpose of a development control plan is to provide guidance on the following matters:

- a) Giving effect to the aims of any environmental planning instrument that applies to the development,
- b) Facilitating development that is permissible under any such instrument,
- c) Achieving the objectives of land zones under any such instrument.

The provisions of a development control plan made for that purpose are not statutory requirements.

The purpose of this DCP is to supplement the Local Environmental Plans (LEPs) that apply and provide background, objectives, and controls and design criteria to achieve desirable development outcomes in line with Council’s vision for the development of South Jerrabomberra.

The aims of the DCP are:

- a) To facilitate urban development that achieves an economically, environmentally and socially sustainable urban development.
- b) To achieve a high level of amenity for people living and working in South Jerrabomberra.

South Jerrabomberra DCP - Parts 1 and 2

- c) To facilitate the timely provision of physical and social infrastructure, through appropriate staging of the development of land.
- d) To ensure residential densities, the range of housing opportunities and employment and community land uses are consistent with the environmental capacity of the land.
- e) To ensure all development achieves a high standard of urban and architectural design quality.
- f) To promote housing that provides a high standard of residential amenity.
- g) To create walkable and cycle friendly neighbourhoods with good access to public transport.
- h) To provide social infrastructure that is flexible and facilities that can be adapted over the life cycle of the community.
- i) To create diverse, vibrant, successful neighbourhood centres that cater for the retail, commercial, and service needs of the local community.
- j) To identify, protect, enhance and manage in the long term environmentally and culturally sensitive areas, including but not limited to waterways and riparian corridors, habitat corridors, native vegetation and associated buffers, heritage items and areas of high scenic value and contiguous conservation areas within South Jerrabomberra urban release areas.
- k) To protect noise sensitive development from aircraft and industrial noise.
- l) To ensure non-residential uses do not impact on the amenity of the area or surrounding sensitive land uses.
- m) To facilitate implementation of best practice water quality controls.

1.6 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 will only consider variations to development 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.

1.7 Relationship to Other Planning Instruments and Policies

This DCP supports the *Queanbeyan LEP (South Tralee) 2012* which was gazetted on 9 November 2012 and the *Queanbeyan LEP (Poplars) 2013* which was gazetted on 23 August 2013. This DCP provides further detailed objectives and design guidelines and controls for the development of the new land release areas of South Jerrabomberra.

Accordingly, it shall be read in conjunction with any gazetted LEP applying to the land and Council policies and specifications relevant to the proposal. Where there is an inconsistency between this DCP and the LEP applying to the same land, the LEP provisions prevail.

This SJDCP has been prepared in accordance with the requirements of Clause 6.3 of the *Queanbeyan Local Environment Plan (South Tralee) 2012* and Clause 6.5 of the *Queanbeyan Local Environmental Plan (Poplars) 2013* which requires that Council must not grant consent to development of land in the South Jerrabomberra area unless a Development Control Plan has been prepared providing the detailed objectives and controls for each development area.

The following provisions of the *Queanbeyan Development Control Plan 2012* are adopted by the South Jerrabomberra Development Control Plan:

South Jerrabomberra DCP - Parts 1 and 2

Part 1 Section 1.8

Part 2 Sections 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8 and 2.9

If there are any inconsistencies between the South Jerrabomberra Development Control Plan and the *Queanbeyan Development Control Plan 2012*, then the South Jerrabomberra Development Control Plan prevails.

1.8 How to Use this DCP

Each section of this DCP must be read and understood to guide applicants in the preparation of any development applications in the new land release areas of South Jerrabomberra. A summary of the purpose of each section is shown below.

Part 2 of this DCP contains a background and contextual analysis of South Jerrabomberra urban release area. It is intended to show the user of the document, the basis on which the development controls were formulated. After considering the relationship between the development site and its broader urban context, applicants are to use Parts 3 to 11 of this DCP to determine the controls that apply to the site.

Part 3 provides the framework for the development of South Jerrabomberra. This is done with the Structure Plan providing the overarching structure for the new land release areas in the context of the wider staging plan for the South Jerrabomberra area and details when the land is to be released for development. This section describes the objectives for future development, the vision for housing diversity and walkable neighbourhoods, public open space systems, community facilities, neighbourhood centres, movement networks, essential infrastructure, neighbourhood structure plans and sustainability targets.

Part 4 “Subdivision Controls” incorporates design principles and controls for subdivision. It also contains design requirements for a range of residential uses to accommodate housing diversity.

Part 5 “Roads and Public Spaces” identifies the various public domain elements to be incorporated into the new land release areas with particular regard to the new neighbourhood centres and includes guidelines for street hierarchies, public transport and cycle networks, street types and streetscapes, parks and open spaces, public domain advertising and signage and public art. The shared open spaces in business parks will also be included in this Part.

Part 6 “General Residential Controls - Single Dwellings, Alterations/Additions and Secondary Dwellings” contains development objectives and controls that apply generally to all sites for Single Dwellings, Alterations/Additions and Secondary Dwellings within South Jerrabomberra and includes streetscape and building design, cut and fill, solar access, site facilities, privacy, design requirements for car parking and garages, safety and security and waste management.

Part 7 - “General Residential Controls - Small Lot housing, Multi-Dwelling Housing, Dual Occupancy, Residential Flat Buildings and Shop Top Housing” contains development objectives and controls that apply generally to all sites for Small Lot housing, Multi-Dwelling Housing, Dual Occupancy and Residential Flat Buildings within South Jerrabomberra.

Part 8 – “Environmental Management” outlines the objectives and development controls relating to general management issues to apply to all development at South Jerrabomberra.

Part 9 – “Signage” includes signs erected or displayed outdoors, including those located outside or on the exterior of buildings, in residential areas, commercial areas, in open space areas and recreational areas.

Part 10 – “Neighbourhood Centres including Mixed Use Controls and Principles” includes area specific character statements and visions and controls for the ‘focal points’ such as the South Tralee Neighbourhood Centre and the centre at the Poplars.

Part 11 – “Business Parks and Employment Land Controls and Principles” outlines the objectives and development controls for development on land zoned for employment uses such as the future industrial and employment lands at Envirova and North Tralee and Business Park at the Poplars.

Appendix 1 – Glossary of Terms (This section contains definitions of technical terms used in the DCP)

Appendix 2 – Aircraft Noise Assessment Guidelines

Appendix 3 – Neighbourhood Structure Plans

1.9 Pre DA Process

Discussions with Council are encouraged at an early stage in the preparation of a development proposal and applicants are encouraged to contact Council's Sustainability and Better Living to discuss their proposal.

Council's Development Coordination Review (DCR) Panel is available to discuss more complex proposals. The DCR meets every fortnight and you are invited to contact Council's Sustainability and Better Living staff on 6285 6244 to discuss your proposal and if required, to book an appointment for a DCR meeting where you can present your concept. More information on this service is available from this website <http://www.qcc.nsw.gov.au/Building-and-Planning/Information-Sheet>

1.10 Development Application Submission Requirements

You should enquire with Council's Sustainability and Better Living staff to check whether your proposal requires Council's development consent. The following information is required to be submitted with a development application:

Development Application Forms

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

a) Owners Consent:

The consent of all owners of the property must be lodged with the development application. If the owner is a company or Owners Corporation the form must be supported by a letter on letterhead, signed by Company Director's.

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

b) Development Application Fees:

All relevant fees must be paid within 7 days of lodgement of the development application.

c) Disclosure of Political Donations and Gifts Statement to Council:

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

d) Information Required for a Development Application:

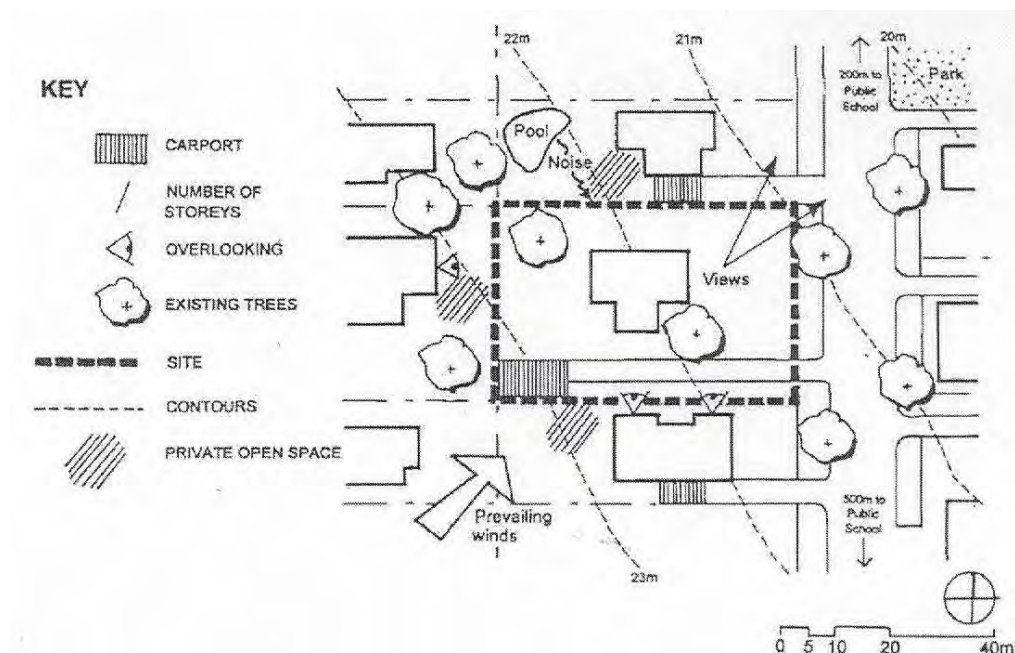
South Jerrabomberra DCP - Parts 1 and 2

A site analysis plan is required to accompany all development applications for multi dwelling housing. A site analysis is the process of examining and recording the opportunities and constraints to the potential development of the site, including consideration of how such development may best achieve compatibility with the existing and likely future urban character of the locality.

A site analysis should form the basis for the design of any development proposal to ensure that the best possible design for a site is achieved. The amount of information required for a site analysis will vary depending on location, scale and complexity of the proposal.

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

Figure 1 - Example of a Site Analysis Plan



1.11 Checklist for the Preparation of Neighbourhood Structure Plans

A Neighbourhood Structure Plan is to be approved prior to any subdivision application of concept plans being lodged for the development of a precinct. Neighbourhood Structure Plans are to comply with the objectives and controls in this DCP and other relevant state and local plans and policies.

The following information must be contained within a neighbourhood plan:

- 1) Details how the neighbourhood fits into the overall Structure Plan.
- 2) Neighbourhood boundary outline.
- 3) Staging within the neighbourhood.
- 4) Road layout and hierarchy.
- 5) Public transport, pedestrian and bicycle network and connections.
- 6) Location of schools/educational establishments and community facilities.

- 7) Location of Public Open spaces/Environmental Conservation.
- 8) Identification of drainage reserves and riparian corridors.
- 9) Opportunities for Water Sensitive Urban Design (WSUD).
- 10) Location of any commercial centres.
- 11) Location of any major infrastructure.
- 12) Location of proposed small lot housing development.
- 13) Location of cultural heritage sites, threatened species, bushfire prone land and buffers.
- 14) Statement of compliance with commitments in applicable Voluntary Planning Agreement (VPA).
- 15) Dwelling Lot Yield.

1.12 Checklist for Subdivision Applications

The following plans and details are required:

Site Analysis Plan (referred to above)

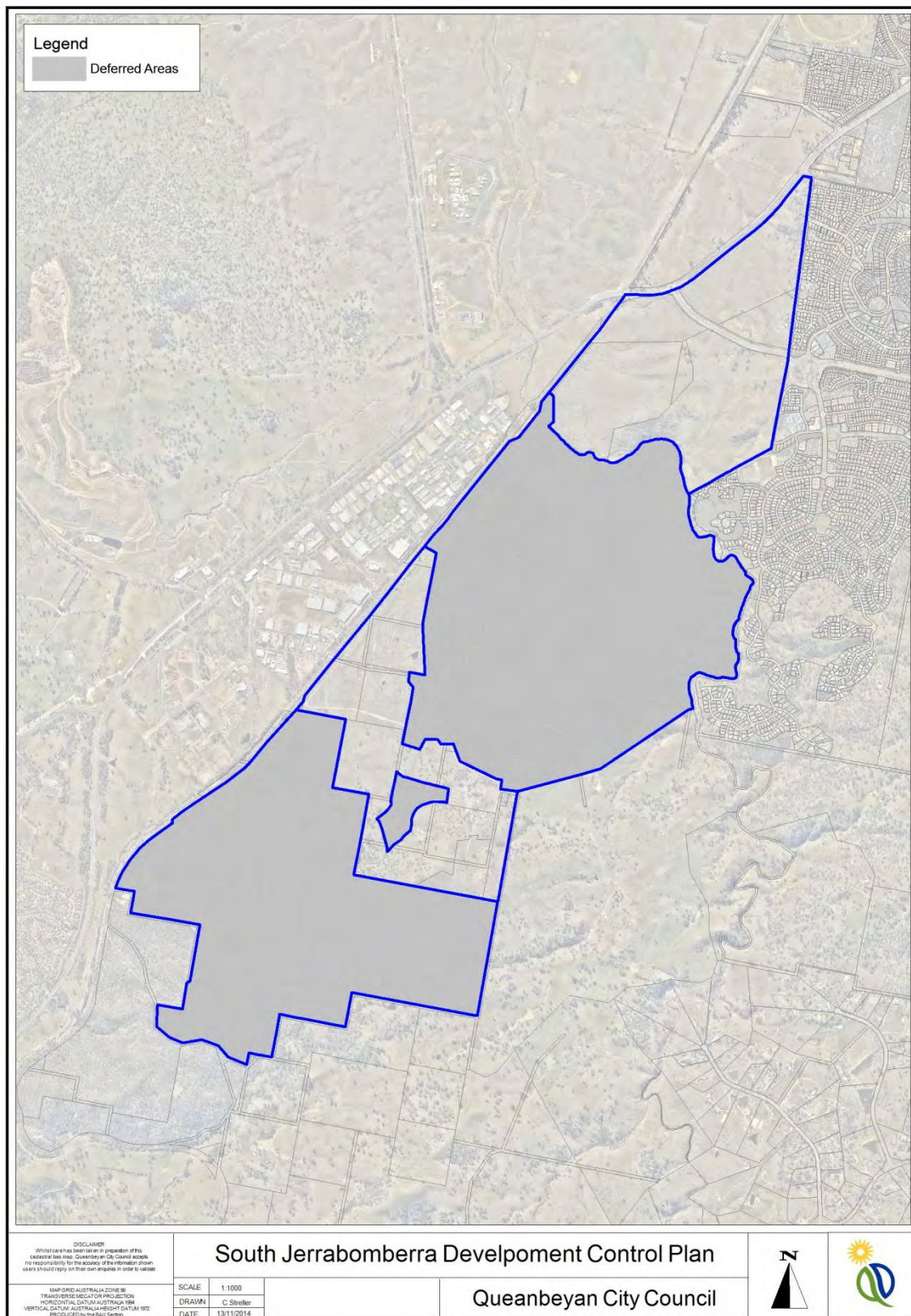
Proposed Layout Plans (three copies)

These plans shall:

- 1) Be prepared in A3 size.
- 2) Be of suitable scale 1:500 or 1:1000 wherever possible. In cases where there is more than one sheet an overall plan at 1:4000 shall be submitted to illustrate the overall layout.
- 3) Include existing boundaries and lot numbers in broken lines/lettering.
- 4) Show proposed boundary lines.
- 5) Show proposed dimensions and areas.
- 6) Show proposed lots consecutively numbered and include any easements and restricted development areas.
- 7) Show widths of all existing roads.
- 8) Show footpath and pavement widths of all proposed roads, proposed road widening and corner splays.
- 9) Show all proposed roads consecutively numbered.
- 10) Show the position of all intersecting adjoining property boundaries, existing roads or property boundaries of land on the opposite side of all existing roads adjoining the site.
- 11) Show all vegetation and trees on the subject property (separate plan).
- 12) Show all environmental conservation lands.
- 13) Show contours in one metre intervals at Australian Height Datum.
- 14) Show all existing buildings, watercourses, drains, dams, swamps, easements, right-of-ways, structures or permanent improvements, heritage items.
- 15) Show all services.

South Jerrabomberra DCP - Parts 1 and 2

Map1: South Jerrabomberra Development Control Plan Boundary



Part 2 - Context

2.1 Regional Planning Context

The South Jerrabomberra area is located south west of Queanbeyan between the existing suburb of Jerrabomberra and the ACT border. Queanbeyan is a regional centre and is identified as such in the Sydney-Canberra Corridor Regional Strategy.

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

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

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

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

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

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

The Strategy was endorsed by the Minister of Planning in April 2007 and again in December 2008 identifying appropriate land uses in South Jerrabomberra and conditions relating to transport and infrastructure.

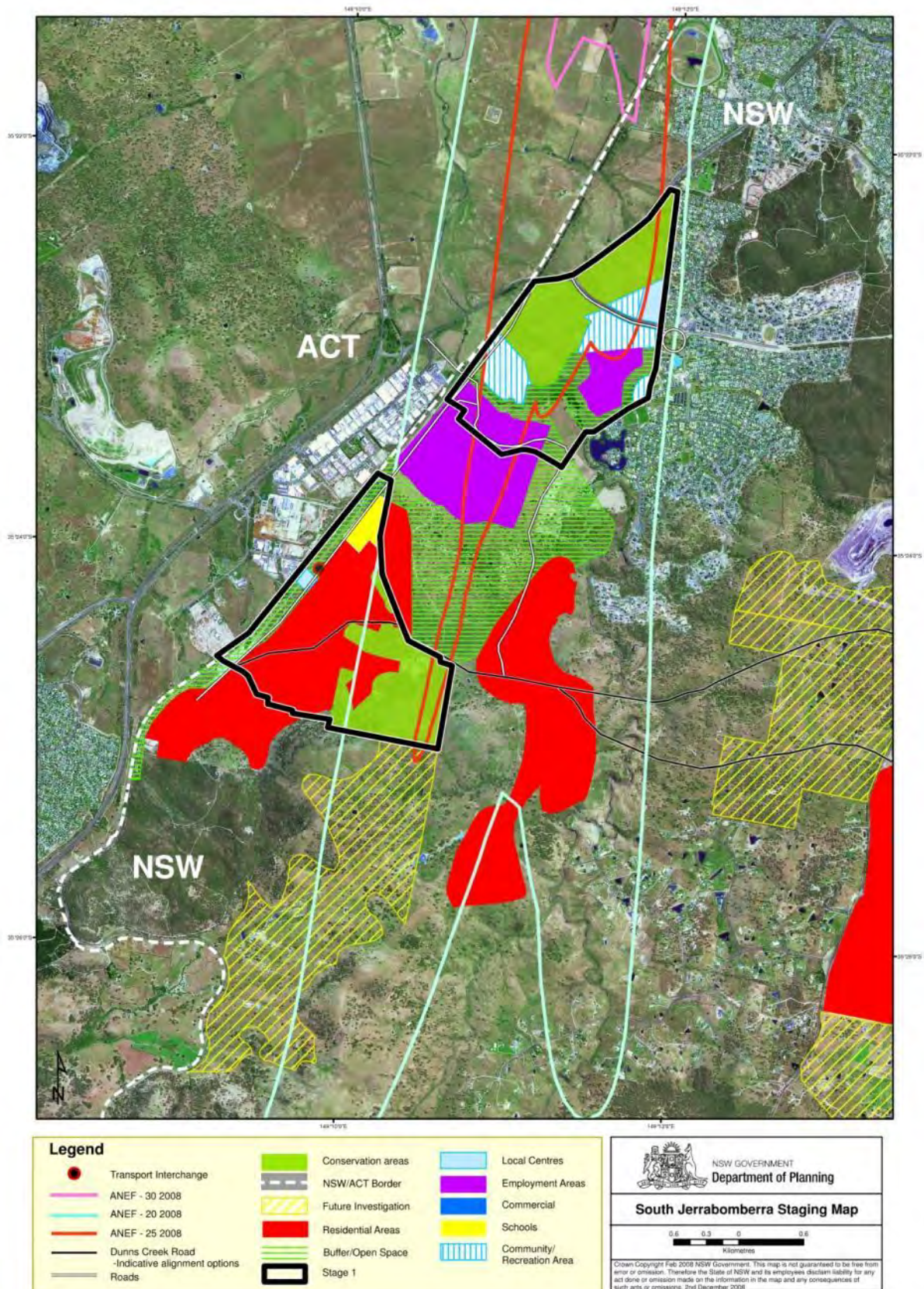
The Strategy has a target of 10,000 dwellings from release areas in Queanbeyan over the next 25 years and part of this need will be met by South Jerrabomberra.

The Strategy also recognises the growing importance of Queanbeyan as a location for government services and facilities.

South Jerrabomberra DCP - Parts 1 and 2

Map 2: Sub Regional Plan;

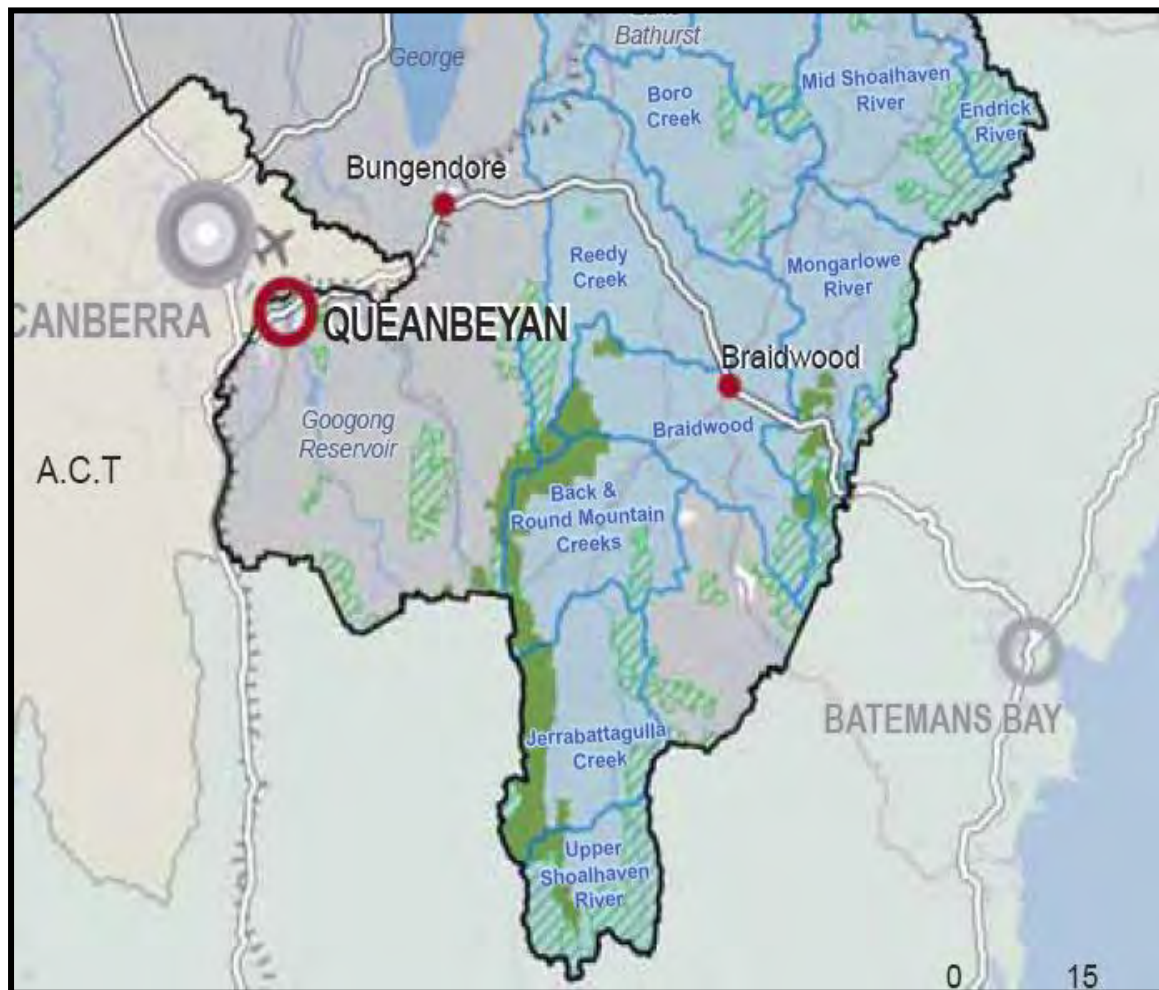
Source: NSW Department of Planning, Review of Queanbeyan Residential and Economic Strategy 2031 – Addendum Report – December 2008



South Jerrabomberra DCP - Parts 1 and 2

Map 3: Regional Plan

Source: NSW Department of Planning, Sydney-Canberra Corridor Regional Strategy



South Jerrabomberra DCP - Parts 1 and 2

Images of South Jerrabomberra



Photo1: View from Mount Pemberton looking north west over South Tralee and Hume



Photo 2: View from Mount Pemberton looking north towards Mount Jerrabomberra



Photo 3: View towards the ACT and Monaro Highway



South Jerrabomberra DCP 2015

Part 3

The Master Plan

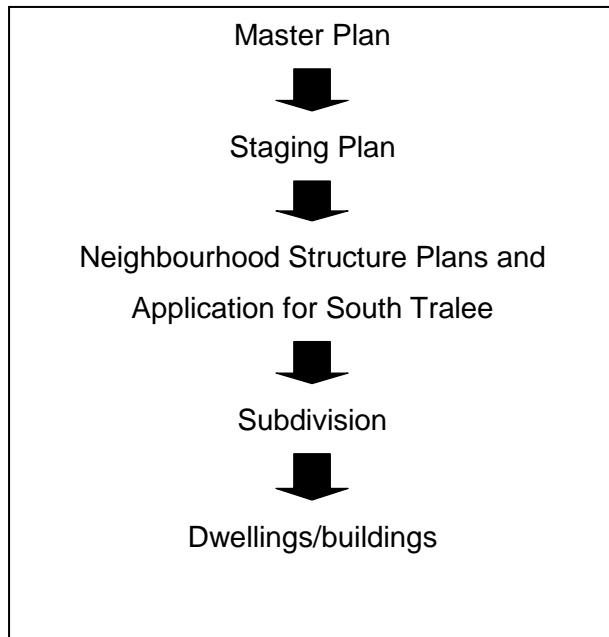
Date adopted by Council:	11 February 2015
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Part 3 - The Master Plan

3.1 Master Planning for South Jerrabomberra

South Jerrabomberra DCP is structured with the development of broad scale design progressing into more detail as the design process continues.

The diagram below outlines the Master planning and development process for South Jerrabomberra.



The South Jerrabomberra Master Plan prepared by Council (Map 1) broadly establishes the ultimate development outcomes for the South Jerrabomberra area, which are embodied in this Development Control Plan (DCP).

The purpose of the Master Plan is to guide the orderly and sequential development through the next 5-25 years, providing the community with information on the community facilities and open space, neighbourhood centres, residential neighbourhoods, management of conservation areas from a landscape management approach and employment lands to be developed, this includes a Staging Plan.

The Master Plan sets out the general location of a mixed use area adjoining the South Tralee neighbourhood centre, a primary school, the open space and areas of environmental conservation with access being from the north from Tomsitt Drive through the Poplars business park via a transport interchange at South Tralee and further potential residential areas further south.

The residential neighbourhood development pattern and future character of South Jerrabomberra will transition from lower density large lots on elevated areas where the maximum building height shall not exceed the 740m contour to higher density development near the neighbourhood centre and in the mixed use area at South Tralee.

This transition of density will be the basis for organising the urban form including buildings, lots, land use, streets and open spaces.

3.2 Master Plan Objectives

The South Jerrabomberra Master Plan has the following objectives:

- 1) South Jerrabomberra will provide a high quality sustainable suburb that compliments Jerrabomberra and provides land for employment and residential opportunities to meet the local needs of the community.
- 2) Development is appropriately staged to deliver orderly provision of infrastructure and services.
- 3) Create a transition from higher development in the urban mixed use centres to lower density residential development on the higher elevations of the Tralee Hills.
- 4) Landuses and developments are located to mitigate potential impacts from noise. Noise sources include the Hume industrial area, the railway when in operation and aircraft.
- 5) The Buffer area is to provide visual screening which can be achieved through planting or other appropriate measures.
- 6) Interconnectivity is promoted through safe and legible pedestrian paths, cycle ways, streets and a range of active and passive open spaces providing linkages particularly to the schools, the neighbourhood centres at the Poplars and South Tralee, transport interchange at South Tralee, the employment areas, the community facilities at both Poplars and South Tralee and the buffer areas.
- 7) Commercial and retail activity is focussed in the neighbourhood centres and mixed use areas.
- 8) Provide opportunities for future residents, employees and visitors to meet their local needs.
- 9) South Jerrabomberra will be developed 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 Limitation or Operations Surface for that airport.
- 10) The Masterplan will progress the implementation of the *Queanbeyan Residential and Economic Strategy 2031*.

3.3 Master Plan Aims

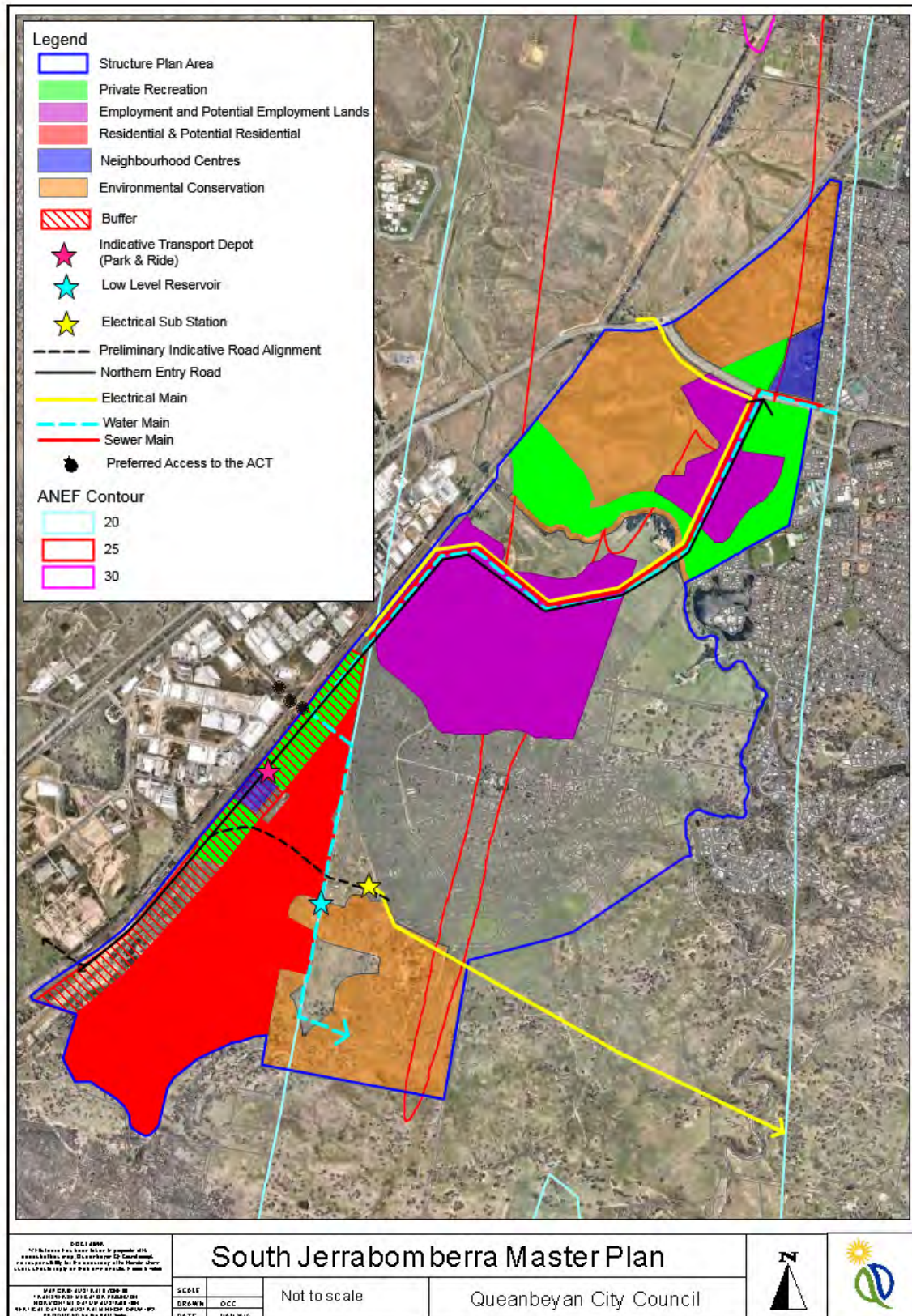
Development is to be generally in accordance with the *South Jerrabomberra Master Plan* (Map 1), the applicable Local Environmental Plan and the controls in this document.

A variation to the *South Jerrabomberra Master Plan 2013* must demonstrate that it is consistent with the applicable objectives of this DCP. Any amendment can only be provided through a Neighbourhood Structure Plan approved by Council.

At the Ordinary Meeting of Council 24 September 2014 Council resolved in regard to South Jerrabomberra Development Roads that Council adopt Sheppard Street as the preferred southern access point to the South Jerrabomberra area. Council recognises that the ACT Government has not given support to Sheppard Street being the southern access point and accordingly the South Jerrabomberra Development Control Plan 2015 provides for Dunns Creek Road being directly connected to Isabella Drive, as resolved by Council on 8 October 2014. Council's policy position continues to be that Sheppard Street is the preferred southern access point to the South Jerrabomberra area.

South Jerrabomberra DCP – Part 3

Map1: South Jerrabomberra Master Plan



3.4 Desired Future Character of Development Areas in South Jerrabomberra

The Master Plan reflects the 5 key development areas of South Jerrabomberra, being Poplars, Environa, North Tralee, South Tralee and the South Tralee extension (see Maps 1 and 2). The desired future character should consider landscape character and areas of environmental conservation including land that may contain endangered ecosystems in a landscape context.

Poplars

The desired future character of the Poplars will be a mix of office, light industrial, small scale retail, business and community uses that serve the needs of the people who live or work in the locality in a high quality urban designed setting.

The Poplars Neighbourhood Centre precinct is an area of approximately 7 ha located north of Tomsitt Drive. It generally supports business, office and retail premises but does not include uses like bulky goods. This precinct has a high quality urban design that is vibrant and attractive.

The Business Park precinct is an area of approximately 30ha located south of Tomsitt Drive primarily used to accommodate a business park, environmental conservation and private recreation. It will support a diverse range of business, office and light industrial uses in a high quality built form and landscaped setting showcased through best practice site planning and urban design provisions with staff and customers in mind. Development should limit any impacts on surrounding neighbourhoods. Buildings are to be designed to respect the topography and landscape features.

Environa

The desired future character of this land is to provide for industrial and employment opportunities. This land is constrained being under the high noise contours from flights to and from the Canberra Airport. Accordingly residential development is not able to be accommodated. The area adjoins Jerrabomberra Creek to the east and has views to and from existing residential areas in Jerrabomberra. Location and design of uses is to accommodate these features.

North Tralee

North Tralee has an area of approximately 55 hectares and is located south of The Poplars. The desired future character of North Tralee is to provide for business and employment uses, including light industrial to serve the local area whilst protecting and enhancing the riparian corridor of Jerrabomberra Creek. The area is highly visible and primarily flat so a high quality built form shall be achieved. Jerrabomberra Creek runs through the site, forming the boundary to the north east. Part of the site is flood prone and it is proposed to defer the flood prone land from being rezoned. Riparian controls including separation from the river by providing a buffer is envisaged. The buffer area can be developed for passive and active recreation uses and to provide linkages.

South Tralee

South Tralee will be characterised by urban streetscapes and environmentally responsible development. High quality pathways, direct connections, attractive and safe streets will encourage walking and cycling.

The high value natural habitat provides a visual backdrop and usable open space for the residents. New development will integrate with the existing characteristics, surrounding land uses and will take into consideration the historical context of the site.

Housing at South Tralee will comprise of a diverse range of higher density housing, affordable housing, traditional residential lots and a vibrant mixed use and neighbourhood centre precinct within a well-connected and walkable urban environment.

The Neighbourhood Centre will provide a traditional main street shopping experience with an enjoyable pedestrian environment. It will provide an attractive environment for residents, business and visitors (with links to the surrounding parks and residential areas).

Planning Proposal Area South of South Tralee

This area is currently being considered for urban development. A number of studies are being undertaken to develop areas which may be suitable for development. The future desired character will be determined at the rezoning stage.

3.5 Staging of Development in South Jerrabomberra

The land that is currently zoned for urban development and/or being investigated for those uses in South Jerrabomberra to provide a land supply for the next 25 years. The orderly and efficient development of this land relies on the effective staging of subdivision and development within the whole South Jerrabomberra area.

The Staging Plan (Map 2) sets out the staging and how development is to be sequenced in South Jerrabomberra according to this plan to ensure that orderly and efficient development is achieved.

It is recommended that the land be generally developed in accordance with the sequence recommended in the Staging Plan (Map 2) that is:

- Developing from the north at the Poplars with the sequencing of residential development commencing in the north of South Tralee and developing generally in a southerly direction.

Controls for Staged Release of Land

Any development application for the staged release of land shall demonstrate that the following matters have been addressed:

a) Orderly Expansion of South Jerrabomberra

The release of land shall:

- i. Progress sequentially as outlined in the endorsed Infrastructure and Urban Release Staging Plan.
- ii. Not occur until a Neighbourhood Structure Plan has been approved for the release area by Queanbeyan City Council.

b) Achieving Growth Forecasts and Service Provision

Residential and other land uses will be provided to service existing residents in the local area and the needs of the ultimate population. The release of land shall support achieving 2,748 dwellings by 2038 in South Jerrabomberra.

- i. Community facilities, open space and neighbourhood centres will be provided for the amenity of existing Jerrabomberra residents and future residents.
- ii. A mix of dwelling types and development in South Jerrabomberra including affordable housing, a neighbourhood centre, community facilities, open space and infrastructure including roads, a primary school and transport interchange/park and ride to encourage residents.

c) Timing of Infrastructure Provision

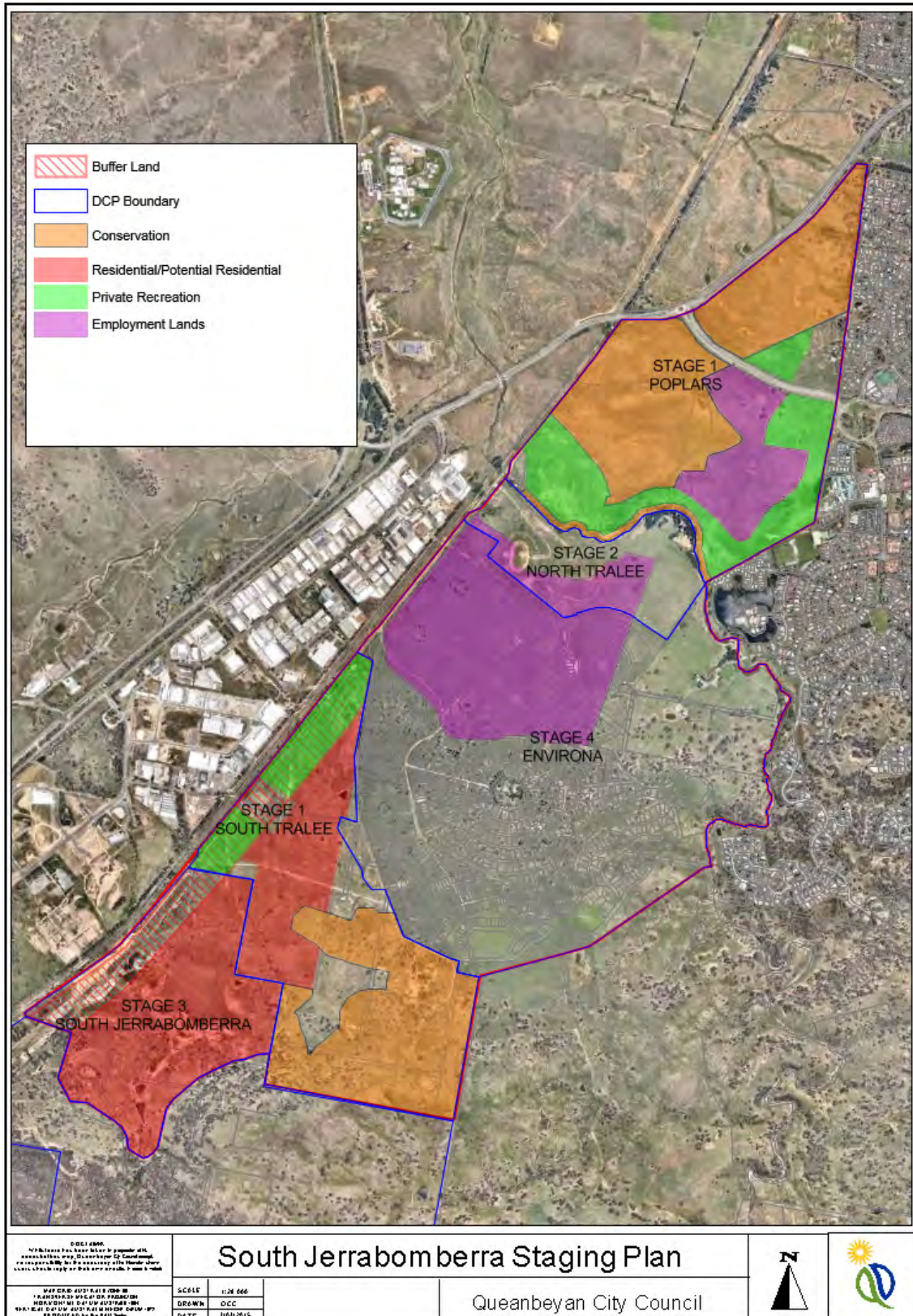
Much of the land subject to this DCP is currently 'greenfield' and un-serviced land. Accordingly, the installation of infrastructure including roads, water supply, stormwater, sewerage treatment, energy and communication facilities is required to service any uses.

Council is required to ensure that satisfactory arrangements have been made to ensure that public utility infrastructure essential for the anticipated development is available or that adequate arrangements have been made to make that infrastructure available when it is required.

A Neighbourhood Structure Plan must include sufficient detail on the provision of essential services including sequencing or timing for provision, connectivity, design thresholds and catchments relevant to each essential service prior to its approval.

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Map 2: South Jerrabomberra Staging Plan



3.6 Neighbourhood Structure Plans

Neighbourhood Structure Plans (refer Appendix 3) provide direction for the land release by development area in South Jerrabomberra and sets out the broad development pattern.

1) Design Process

The Neighbourhoods in South Jerrabomberra shall comply with the following planning design processes are recommended:

- Step 1 – Identification of non developable areas based on environmental constraints, topography, sites of cultural importance and vistas and views of merit.
- Step 2 – Design of transport routes, including the hierarchy of roads and associated bicycle tracks.
- Step 3 – Design of utilities to service the site, including water, stormwater, sewer, energy (natural gas, electricity and or solar power) and information technology cabling. In addition the provision of utilities for the entire area is required.
- Step 4 – Design of open space networks and connections
- Step 5 – Design of housing diversity
- Step 6 – Design of viable commercial/retail centres and facilities to service the residents of South Jerrabomberra.

2) Approval Process

The Neighbourhood Structure Plan will form part of the DCP when approved.

3) Submission Requirements

A scaled and detailed Neighbourhood Structure Plan together with accompanying statement and evidence of compliance in achieving Part 3 of this DCP shall be submitted to council as a DCP amendment. A Neighbourhood Structure Plan will be assessed and considered under the DCP requirements.

The Neighbourhood Structure plan is then exhibited as part of the DCP amendment and any comments received considered. Council can then adopt the Neighbourhood Structure plan as part of the DCP amendment, with or without changes.

3.7 Neighbourhood Structure Plan Controls

3.7.1 General

Objective:

- 1) Provide for the orderly development of South Jerrabomberra by establishing the broad structure of the neighbourhoods within the context of the Structure Plan and Staging Plan.

Controls:

- a) Be generally consistent with the South Jerrabomberra Structure Plan.
- b) Be prepared in accordance with the process outlined in the Structure Plan's objectives.
- c) Demonstrate compliance with any Voluntary Planning Agreement commitments.
- d) Details the indicative lot yield of each stage of the neighbourhood.

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- e) Be consistent with Part 4 Subdivision Control, Roads and Public Places (note: Part 2 of the *Queanbeyan Development Control Plan* provides detailed design criteria)
- f) Be approved by Council as a DCP amendment prior to lodgement of any development application.
- g) Demonstrated compliance with the desired character of the neighbourhood.

3.7.2 Flooding

Objectives:

- 1) Neighbourhood Structure Plans shall avoid development of flood prone land.

Controls:

- h) Ensure that residential land is flood free for a 100 year ARI event.
- i) Access and egress from development areas shall be provided that accounts for the 1:100 ARI flood event.

3.7.3 Bushfire

Objectives:

- 1) Bushfire protection and management shall be addressed in land use planning to provide a safer environment for the community.

Controls:

- a) Identify bushfire prone areas and ensure buffers and development controls in *Planning for Bushfire Protection 2006 Guidelines* can be accommodated in any structure plan design and future subdivision.
- b) A comprehensive bush fire management plan shall be prepared for bushfire prone land.

3.7.4 Biodiversity

Objectives:

- 1) To conserve the diversity of native vegetation communities, including their component species and genes throughout the identified natural bushland areas in the Queanbeyan LGA.
- 2) To minimise the impact of development on the biodiversity of the nature reserves, natural areas, parks, creeks and other open spaces and its rural surroundings.

Controls:

- a) Allow for subdivision which recognises the value of threatened species populations and ecological communities and their habitats and will minimize any impact on them.
- b) Encourage subdivision design which recognises the value of native vegetation and which provides measures to conserve and enhance it where practicable.
- c) Safeguard the natural environment through the protection of the natural corridors where appropriate.
- d) Consider how development impacts can be minimised at the urban and rural fringe.

3.7.5 Development on Higher Land

Objectives:

- 1) To maintain a natural backdrop to South Jerrabomberra.
- 2) Encourage visually sensitive residential development between the 710m – 740m contour given its high visibility from the local area and from the ACT.
- 3) To provide for the effective and ongoing operation of the Canberra Airport by ensuring that such operation is not compromised by proposed development that

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penetrates the Obstacle Limitation Surface or the Procedures for Air Navigation Systems Operations Surface for that airport,

- 4) To protect the community from undue risk from airport operation.

Controls:

- a) Development shall not be located above the 740m contour.
- b) Residential lots located between the 710 and 740m contours are to be large and assist to transition development at the urban and rural fringe.
- c) Development guidelines for highly visible lots between 710m–740m contours are to be included for the detailed subdivision stage.
- d) Development on land between 710–740m is to comply with any clause dealing with Airspace Operations of the applicable local environmental plan.
- e) For land between 710–740m 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.

3.7.6 Contamination

Objectives:

- 1) To ensure that the land to be developed is not subject to any contaminants that may cause harm to the future population and employees of South Jerrabomberra.

Controls:

- a) Sites that may be potentially contaminated as identified by relevant previous studies or site inspections require detailed environmental investigation in accordance with relevant guidelines and legislation.
- b) If land is identified as being potentially contaminated, remediation measures shall be outlined and put in place to ensure that the land is suitable for its intended purpose.

3.7.7 Cultural Heritage

Objectives:

- 1) To protect and enhance the sites or items of cultural significance within South Jerrabomberra.

Controls:

- a) Ensure that development respects and does not compromise heritage items, archaeological sites, potential archaeological deposits or sites within identified heritage conservation areas.
- b) Integrate elements of cultural heritage into the future development in appropriate circumstances.
- c) Identify and conserve sites of European and Aboriginal Heritage as appropriate.

3.7.8 Access and Movement Network

Objectives:

- 1) Streets in South Jerrabomberra are to be designed to facilitate legible, safe and efficient pedestrian, bicycle, public transport and private car movement.
- 2) A network of pedestrian and cycle paths in South Jerrabomberra to provide good access to key activity areas.
- 3) The main thoroughfare is to provide workable, convenient and safe public transport routes that can service the neighbourhood centres and residential areas.
- 4) Vehicular access to the in accordance with the Land Use and Infrastructure Plan.
- 5) Dunn's Creek Road shall operate as an Arterial Road for the convenience of motorists travelling from Googong and east Queanbeyan to the Monaro Highway at

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Isabella Drive in the ACT, or vice versa. Dunn's Creek Road shall not provide direct access to the activity centres.

Controls:

- a) Provide for a street hierarchy that reflects the function and character of each street and forms part of a legible network. Table 2 in Parts 4 and 5 provides a summary of the role of typical streets. The indicative street network for South Tralee is shown in Appendix 3 - The Street Network Map.
- b) Make provision for legible, safe and efficient pedestrian, bicycle and vehicular movement throughout South Jerrabomberra and connections to activity areas such as neighbourhood centres, employment areas, the transport interchange, primary school, buffer areas, parks and community facilities. The indicative pedestrian and cycle network, proposed public transport route and walkable neighbourhoods for South Tralee are also shown in Appendix 3.
- c) Make provision for a public transport route through South Tralee which shall pass close to the Neighbourhood centre but not through it.
- d) The street hierarchy is to reflect the typical street cross sectional requirements provided in Part 4 and 5 of this draft development control plan.
- e) Land uses in the vicinity of Dunn's Creek Road shall not impact on its operation as an important thoroughfare between NSW and the ACT nor in its function as an Arterial Road.
- f) No direct access to individual residential lots from Dunns Creek Road will be permitted.
- g) Noise mitigation is to be provided to protect uses from the future use of the road.

3.7.9 Essential Services

The Land Use and Infrastructure Plan and this DCP adopt the objectives and controls for the location and provision of essential utilities contained in Council's Engineering Design Specifications.

Objectives:

- 1) Ensure adequate utilities including water, sewerage, electricity, gas, telecommunications and public lighting will be available to cater for future development and peak demands.
- 2) Ensure all development is serviced by infrastructure designed to achieve reasonable sustainable outcomes.
- 3) Provide public utilities in a timely, efficient and cost effective manner.

Controls:

- a) Subdivisions are to be serviced by infrastructure designed to achieve reasonable sustainable outcomes, including services for water, sewerage, electricity, gas, telecommunications and public lighting.
- b) Locate services so that they reduce environmental impact, are not unreasonably visually obtrusive and do not compromise community safety.
- c) Optimise opportunities for shared trenching to allow for the provision of landscaping in road reservations.
- d) Provide a sustainable, reliable, safe and efficient supply of potable water to meet the long term needs of the ultimate development potential in South Jerrabomberra including fire fighting requirements.

3.7.10 Water Sensitive Urban Design (WSUD) and Drainage Reserves

The land in South Jerrabomberra is a natural environment with a system of natural drainage lines that must be preserved and enhanced to cater for urban runoff to ensure that no significant detrimental impacts occur.

Objectives:

- 1) To protect water quality and minimise impacts on natural waterways and drainage lines.
- 2) Incorporate Water Sensitive Urban design (WSUD) in the planning and development of the South Jerrabomberra areas to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.
- 3) Provide a stormwater system which prevents damage to natural and built environment, is economic to maintain and is designed to be compatible with other uses where open space is utilised.
- 4) Ensure that all development within South Jerrabomberra incorporates stormwater management, retention and detention strategies to limit the changes to the hydrological regime (flow rate and duration) of the receiving waterways.
- 5) Consideration be given to connecting the south western watercourse, known as Dog Trap Gully, through to the NSW/ACT border to provide a riparian link and environmental corridor.

Controls:

- a) Ensure that development incorporates stormwater, retention and detention strategies to limit the changes to the hydrological regime (flow rate and duration) of the receiving waterways.
- b) Incorporate WSUD in the planning of the site layout and design to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.
- c) Integrate WSUD into open space and streetscapes to collect and treat runoff from waterborne pollutants prior to discharge to receiving areas and waters
- d) The design of the stormwater management systems shall be integrated with the planning of the site layout and design.
- e) Protect and enhance creek corridors such as Jerrabomberra Creek and Dog Trap Gully Creek.
- f) Ensure that development does not adversely impact on the water quality, water quantity and habitat value of waterways.
- g) Encourage where appropriate recreation activities such as cycling and walking trails in the drainage corridors.

3.7.11 Housing Diversity

Areas zoned for residential uses in South Jerrabomberra will accommodate a diversity of housing types including single dwellings, multi dwellings, attached and detached homes (such as terraces; townhouses; villas and duplexes), residential flat buildings, secondary dwellings and seniors housing.

Higher density housing types will be located on land that is located less than 200m from any land in Zone B4 or on any land within 200m of the central point of a neighbourhood centre.

These higher density housing types are within 200m of the neighbourhood centre to take advantage of the proximity to facilities, services and public transport and to provide affordable purchase opportunities for moderate income earners.

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Objectives:

- 1) Provide a mix of housing types that will cater for different types of households (i.e. young, old, families, single households) with different incomes.

Controls:

- a) Address how the desired future character and function for residential areas will be achieved while at the same time providing a range of housing types.
- b) Higher density housing is to be located in neighbourhood centres and sites adjacent to open space and along public transport routes.

3.7.12 Aircraft Noise

Objectives:

- 1) Ensure that the amenity of all residential development and other sensitive land uses is not adversely affected by aircraft noise.
- 2) Development within areas subject to aircraft noise will need to be appropriately located and / or include mitigation measures to Council's satisfaction. Some forms of development are excluded in certain areas subject to this DCP due to potential impacts from aircraft traffic.

Controls:

- a) Development the subject of clause 6.4 of *Queanbeyan Local Environmental Plan (Poplars) 2013* and clause 7.3 of *Queanbeyan Local Environmental Plan (South Tralee)* must comply with those clauses. For further information and guidance, please refer to the Building Code of Australia and the Appendix 4 Aircraft Noise Assessment Guidelines.

3.7.13 Neighbourhood Centre Activity

Objectives:

- 1) Ensure neighbourhood centres are developed in an efficient, orderly manner that are of high amenity and are attractive places.
- 2) Encourage higher density living in the South Tralee Neighbourhood Centre in close proximity to facilities, services and transport that also accounts for potential impacts on amenity from Hume and aircraft noise.

Controls:

- a) Until such time as a Retail and Business Hierarchy Strategy is prepared for the Queanbeyan Local Government Area:
 - i. The total retail GFA within the Poplars Neighbourhood Centre shall not exceed 7000m² (excluding office and business premises).
 - ii. The total commercial GFA within South Tralee Neighbourhood Centre shall not exceed 5000m².

These restrictions are in place to ensure that the retail premises provide a support role rather than a competing role to other retail centres particularly the Queanbeyan CBD. The retail centre for the Poplars is intended to complement the existing Jerrabomberra Centre.

- b) As a matter for consideration, an Economic Impact Analysis (EIA) report is required to be submitted with any proposal that exceeds the cumulative GFA, irrespective of whether a Retail and Business Strategy has been prepared or not. An EIA shall address the following matters:
 - i. Relevant matters in a regional strategy or Council's local strategy and an assessment of the proposal's relationship with that relevant strategy;

- ii. Assessment of the proposal's likely direct and indirect impacts upon existing and planned commercial centres in the Queanbeyan LGA taking into account the existing and planned floor space;
 - iii. Impacts, both negative and positive upon any existing and approved commercial facilities within the catchment or other commercial centres in the city, and whether any existing or planned retail facilities within the immediate or wider catchment may be adversely affected by the proposal;
 - iv. Assessment as to whether the proposal will provide a net community benefit, taking into account the potential adverse impact of the proposed retail development upon existing commercial centres and whether the potential loss of goods and services will be off-set and made good by the proposed development. This assessment should also quantify potential employment generation from the development and likely employment losses from other existing commercial centres; and
 - v. Any other relevant matter.
- c) No residential development is permitted at Poplars.
 - d) Where residential development is permitted in Neighbourhood Centres they are to be sited and designed in accordance with Part 7 of this DCP.

3.7.14 Community Facilities

High quality community facilities are required to meet the social, cultural, health, recreational, religious and community needs of the new community.

Facilities are to be generally located in attractive, vibrant and safe environments that can be easily accessed by foot, bicycle or public transport and be co-located with other community or open space facilities in order to create a community hub and allow sharing of ancillary facilities such as parking. These community facilities will be provided at Poplars and at South Tralee and these should be easily accessed by foot, bicycle or public transport.

Objectives:

- 1) Provide a range of quality, safe and well located community and educational facilities suitable for the needs of residents throughout South Jerrabomberra.
- 2) Encourage the co-location of appropriate services and facilities adjacent to the school sites including, but not limited to, child care facilities, health centres, recreation and sports facilities.
- 3) Encourage the design of education and community buildings that are accessible to all and that provide a high level of amenity, health and well-being for users. Ensure community facilities including schools and recreation spaces are appropriately distributed across South Jerrabomberra.
- 4) Encourage, as far as practical, the co-location of compatible facilities and services in or adjacent to the neighbourhood centres to promote safety, security and efficient use of resources.

Controls:

- a) Community Facilities will be provided generally in accordance with any applicable Voluntary Planning Agreement.
- b) Detail appropriate spatial locations for community facilities capable of meeting the objective and development controls outlined in Parts 4 and 5.

3.7.15 Public Open Space

Open spaces in South Jerrabomberra have a recreational and aesthetic role for the community.

Objectives:

- 1) Ensure that the public open space network in South Jerrabomberra is of appropriate quality and quantity to meet the needs of the whole South Jerrabomberra future community.
- 2) Ensure connectivity between public open spaces to create an accessible network.

Controls:

- a) Open space is to be designed and located having regard to any previous relevant studies provided in support of rezoning of land in the area.
- b) Area of each park connects to adjoining parks or is sufficiently large to be useable.
- c) Provide open space that caters for a wide range of users and is well distributed throughout the area.
- d) Provide a mix of passive, active, formal and informal public open spaces and play opportunities that will cater for and support the future community of South Jerrabomberra.
- e) Provide open space areas which are distinctive in character and provide safe and secure access for all users.
- f) Attractive walking and cycling links are to be provided throughout the open space network of South Jerrabomberra.
- g) A hierarchy of spaces is provided to cater to the range of district and local parks uses
- h) Street Trees including preferred plant species are to be considered within subdivision designs.

3.8 Additional Controls for Buffer Land and Land on the Urban/Non-Urban Interface

Buffer Areas are shown on the Staging Plan in Part 3.

3.8.1 Buffer to Hume Industrial Area and Goulburn / Bombala Rail Corridor

Objectives:

- 1) The visual and acoustic buffer is to provide noise and vibration mitigation measures to noise sensitive uses including shop top housing.
- 2) The visual and acoustic buffer land shall incorporate measures to minimise the visual impact of Hume on the South Jerrabomberra urban area.
- 3) Development within the visual and acoustic buffer land shall incorporate measures which mitigate odour emissions where applicable.

Controls:

- a) Where appropriate, acoustic, odour and vibration mitigation measures shall be incorporated into the design or layout of development within the buffer.
- b) A combination of mitigation measures such as vegetation, mounding and built form should be utilised within the buffer where appropriate.
- c) That any earth mounding or acoustic walls should be to a height of 3m where vegetation or other suitable land uses that mitigate noise and vibration cannot be used.
- d) The buffer land shall provide visual mitigation measures to limit the impact of Hume industrial uses on residential development and other sensitive uses in South Jerrabomberra where appropriate.
- e) Future Development within the buffer is to consider noise guidelines, including for *Suburban Land in the NSW Industrial Noise Policy (EPA 2000)*.
- f) A planting strip should be provided that is sufficient to screen Hume industrial uses from residential properties where appropriate.

- g) Earth mound or acoustic walls to 3m where vegetation or suitable land uses cannot be used.
- h) Where development will be impacted by noise or other emissions appropriate mitigation measures shall be incorporated into the design.

3.8.2 Urban and Non-Urban Interface

Objectives:

- 1) The interface between new development, rural lands, environmental conservation zones and areas of high biodiversity value should consider appropriate transitions and design solutions which minimise any adverse impacts from development on these areas.
- 2) Ensure the potential for land use conflict is considered at subdivision stage.

Controls:

- a) Low density development is to be located at the perimeter of urban development. Subdivision at the interface shall comprise suitable lot sizes which reflect the site constraints.
- b) Landscaping on land at the interface shall not include any weed or invasive species.
- c) Development shall be setback a suitable distance from adjoining rural and environmental land to avoid potential land use conflict.
- d) Where required, buffers are to be incorporated to address land use conflict. Such buffers are to be sited within the development site.
- e) In circumstances where the proposed buffer does not satisfactorily deal with conflicts or impacts the proposed development must incorporate further measures to ensure that those impacts are addressed.



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Parts 4 and 5

Subdivision Controls, Roads and Public Places

Date adopted by Council:	11 February 2015
Resolution number:	PDRC006/15
Reference number:	C1522762
Notification:	6 March 2015

Part 4 - Subdivision Controls

4.1 Introduction

This section sets out the objectives and controls for the subdivision design at South Jerrabomberra. This is supplemented by the Queanbeyan Council Engineering Design Specification – South Jerrabomberra, controls in the Queanbeyan Development Control Plan 2012 and any relevant Environmental Planning Instrument.

Subdivision design should be based upon:

- Community building
- Neighbourhood creation
- Safety
- Accessibility
- Solar orientation
- Maximising views and scenic amenity
- Appropriate controls to enhance residential amenity

General Objectives:

- 1) Subdivision design and density should reflect the land capability, natural constraints and hazard of the land and be consistent with and enhance the character of the surrounding residential development.
- 2) Create a legible subdivision pattern that maximises the 'sense of neighbourhood' and promotes walking and cycling over private car uses.
- 3) To set up a neighbourhood pattern that utilises the residential development areas efficiently, optimises the natural attributes of the site and clearly defines and reinforces the public places.
- 4) Optimise amenity of residential allotments in regards to views, solar access and proximity to community facilities, open space and public transport
- 5) Ensure that neighbourhoods have a range of densities and housing choices to cater for the various needs of the community and that consideration is given to creating walkable communities where urban design focuses on pedestrian comfort between key destinations.
- 6) Provide good solar access opportunities for future dwellings to optimise solar access.
- 7) Provide and maintain a visual and acoustic attenuation buffer between the Hume Industrial Area and the residential areas of South Jerrabomberra.

General Controls:

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

Land should not be divided:

- i. In a manner which would prevent the satisfactory future division of land, or any part thereof;
- ii. If the proposed use is likely to lead to undue erosion of the land and land in the vicinity thereof;
- iii. Unless wastes produced by the proposed use of the land can be managed so as to prevent pollution of a public water supply or any surface or underground water resources;

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- iv. Unless the development achieves the most efficient use of existing utility services (such as water supply and sewerage services), roads and streets.
- v. If the size, shape and location of, and the slope and nature of the land contained in each allotment resulting from the division is unsuitable for the purpose for which the allotment is to be used;
- vi. Where the land is likely to be inundated by floodwaters;
- vii. Where the proposed use of the land is the same as the proposed use of other existing allotments in the vicinity, and a substantial number of allotments have not been used for that purpose;
- viii. If the division and subsequent use is likely to lead to the clearance of one or more significant trees.

Note: 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.

- a) Subdivision design shall be generally in accordance with the Neighbourhood Structure Plan.
- b) Subdivision lot sizes shall comply with the minimum lot sizes as specified in the appropriate Local Environmental Plan (refer to Lot Size Maps).
- c) There are to be no lots above the 740m contour.
- d) Residential lots located between the 710 and 740 metre contours are to be large to act as visual attenuation between the urban and rural fringe. Any design and siting guidelines prepared for these areas are to consider consistency of colour, shape, scale, texture and reflectivity to protect scenic amenity.
- e) Neighbourhoods should relate to the neighbourhood centre with retail, commercial or community facilities that are generally within a 5 – 10 minute walk from all dwellings where possible.
- f) Neighbourhood pattern is to create a legible and permeable street hierarchy that responds to the natural site topography, the location of existing significant trees and solar design principles.
- g) Pedestrian and bicycle connectivity within residential neighbourhoods is to be provided between the residential areas and public open space areas in the buffer, public transport nodes, education and community / recreation facilities.
- h) Street blocks are to be generally a maximum of 250m long by 70m wide. Block lengths and widths in excess of 250m may be considered by council where connectivity objectives are achieved.
- i) Each new allotment has sufficient building area on it, being land with a slope of less than 20%.
- j) Any development or subdivision application that incorporates road construction shall be accompanied by a planting schedule for road reserves. Such proposed planting shall include a mix of exotic and local native species.

Where the land in the opinion of the Council is unstable, a geophysical report on the stability of land is to be prepared by consultants acceptable to the Council and the report is to indicate which part of the land is suitable for development or appropriate measures that need to be taken to stabilize the area proposed for development.

4.2 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:

- b) The density of allotments should maintain and promote the residential character of the area for infill subdivisions.
- c) Lot sizes should be compatible with the character of the surrounding area and are to comply with the applicable Local Environmental Planning Instrument and not be less than the minimum size shown on the Lot Size Maps of these LEPs.
- d) 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.
- e) 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.
- f) Lot size and lot layouts should reflect the servicing capacity of the area.

4.3 Lot Orientation

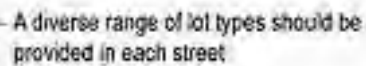
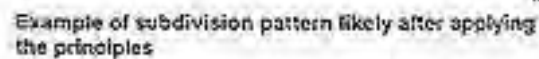
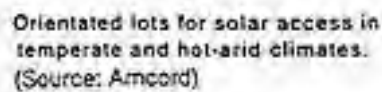
Lot layout and orientation must be considered from a number of angles, including maximising energy efficiency, creating a sense of place and attractive streetscape, supporting community interaction and safety, and housing choice.

In assessing applications for residential subdivisions major emphasis is placed on the ease with which the great majority of future dwellings will be able to achieve good solar access.

The preferred lot orientation is either on a north-south or east-west orientation (refer Figure 1).

Lot Orientation and Dimension Objectives:

- 1) Lot orientation, size and dimensions should enable dwellings to be generally sited either on an N-S or E-W orientation. Where other amenities such as views over open space are available or the topography prevents solar orientated design then alternative lot orientations can be considered.
- 2) Allowances are to be made for different lot depths and widths, depending on orientation, which may also result in increased variety to the streetscape frontage pattern.
- 3) Lot orientation and dimensions should support the provision of future dwellings having living areas with a northerly orientation as well as a private open space area with a northerly orientation that is located to the rear or side of the dwelling.
- 4) E-W oriented lots should be wider to allow for a long-axis.
- 5) N-S orientated lots with north to the front should be wider and/or deeper.
- 6) N-S oriented lots with north to the rear can be narrower and less deep. These lots are generally well suited to two storey development and small lot housing.



4.4 Lot Size and Layout

Objectives:

- 7) Encourage a variety of lot sizes across the site to promote housing choice and create varied streetscapes.
- 8) Smaller lot sizes are to be located within easy walking distance of the neighbourhood centre and B4 Mixed Use Zone, with larger lot sizes generally located on the higher elevations and adjoining the E2 environmental conservation zoned land of South Jerrabomberra.
- 9) Promote generally rectangular, or otherwise uniform street blocks and lots to maximise efficiency.

Controls:

- a) Minimum lot size is to be in accordance with the appropriate LEP Lot Size Maps and the lot dimensions are to be in accordance with Table 1 below.
- b) Residential lot size must be capable of accommodating a dwelling, private open space and at least one under cover car parking space.
- c) Lot size and layout are to take into account the slope of the land, any environmental constraints and any significant natural features to create a legible and permeable neighbourhood pattern.
- d) Lots should be generally rectangular in shape and orientated to allow future dwellings to gain access off streets and where possible, public open spaces.

Table 1: Minimum Frontage

Lot Size	Minimum Frontage Dimension
170-329m ²	6.0m
330 – 449m ²	10m
450 – 600m ²	12m
600 – 900m ²	12m
900 – 1500m ²	15m
Over 1500m ²	18m

- e) No more than two battle axe shaped allotments should adjoin each other. The access corridor is that part of a battle axe shaped allotment which provides private access between the main part of the allotment and the public road.

Council's requirements for access corridors are as follows (refer Figure 2):

- Maximum length: 60m
- Minimum width: 4.0m
- Minimum width of Shared Access Corridor: 6.0m
- No more than two allotments should be served by a shared access corridor

The access corridor of a battle axe allotment is not included in the calculation of the minimum allotment area.

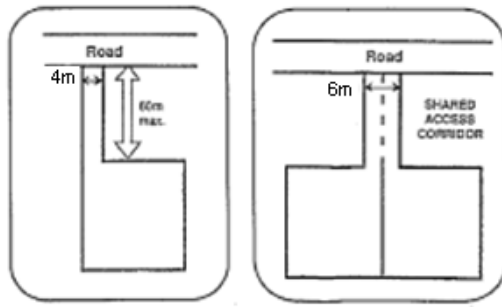


Figure 2: Access Corridors

An 'Exceptions to minimum lot size clause' in the LEP permits a variation to the minimum lot size in order to provide opportunities for affordable medium density housing in appropriate locations. Despite the minimum lot shown on the Lot Size Map, land may be subdivided into lots of 170m² minimum if the land is located within 200m of the B4 Mixed Use zoned land. The proposed development applications must comprise a minimum four lots and include dwelling designs for each lot.

4.5 Bushfire Management

Objectives:

- 1) Consider bushfire protection and management issues in land use planning and development decisions, to provide a safer environment for the community.

Controls:

- a) A perimeter road should be used where required for bushfire mitigation enclosing all lots within the southern section of South Jerrabomberra.
- b) Maintain a 20m wide separation between the estate boundary and lots are to be provided in accordance with the distances specified in the Planning for Bushfire Guidelines 2006.
- c) Provide at least two access points to the site to minimise travel times for fire services.

4.6 Additional Controls for Subdivision in a Buffer Area

Buffer Areas are shown on the Master Plan (Map 1)

4.6.1 Buffer to Hume Industrial Area and Goulburn / Bombala Railway

Objectives:

- 1) The visual and acoustic buffer is to provide noise and vibration mitigation measures to noise sensitive uses including shop top housing.
- 2) The visual and acoustic buffer land shall incorporate measures to minimise the visual impact of Hume on the South Jerrabomberra urban area.
- 3) Development within the visual and acoustic buffer land shall incorporate measures which mitigate odour emissions where applicable.

Controls:

- a) Where appropriate, acoustic, odour and vibration mitigation measures shall be incorporated into the design or layout of development within the buffer.
- b) A combination of mitigation measures such as vegetation, mounding and built form should be utilised within the buffer where appropriate.
- c) That any earth mounding or acoustic walls should be to a height of 3m where vegetation or other suitable land uses that mitigate odour, noise and vibration cannot be used.

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- d) The buffer land shall provide visual mitigation measures to limit the impact of Hume industrial uses on residential development and other sensitive uses in South Jerrabomberra where appropriate.
- e) Future Development within the buffer is to consider noise guidelines, including for *Suburban Land in the NSW Industrial Noise Policy (EPA 2000)*.
- f) A planting strip should be provided to screen Hume industrial uses from residential properties where appropriate
- g) Earth mound or acoustic walls to 3m where vegetation or suitable land uses cannot be used.
- h) Where development will be impacted by noise or other emissions appropriate mitigation measures shall be incorporated into the design.

4.6.2 Additional Controls for Buffer Land and Land on the Urban/Non-Urban Interface

Urban and Non-Urban Interface

Objectives:

- 1) The interface between new development, rural lands, environmental conservation zones and areas of high biodiversity value should consider appropriate transitions and design solutions which minimise any adverse impacts from development on these areas.
- 2) Ensure the potential for land use conflict is considered at subdivision stage.

Controls:

- a) Low density development is to be located at the perimeter of urban development. Subdivision at the interface shall comprise suitable lot sizes which reflect the site constraints.
- b) Landscaping on land at the interface shall not include any weed or invasive species.
- c) Development shall be setback a suitable distance from adjoining rural and environmental land to avoid potential land use conflict.
- d) Where required, buffers are to be incorporated to address land use conflict. Such buffers are to be sited within the development site.
- e) In circumstances where the proposed buffer does not satisfactorily deal with conflicts or impacts the proposed development must incorporate further measures to ensure that those impacts are addressed.

Part 5 – Roads and Public Places

5.1 Introduction

It is intended that the roads and public places in South Jerrabomberra will respect its natural landscape, environment and water and create a place that is for people.

This part includes public infrastructure for example water, the road access network, public open spaces landscaping, public art and signage.



5.2 Street Network

- It is important that the street network creates legibility and contributes to a sense of place, social sustainability, casual surveillance and active vibrant places.
- A legible well connected street network ensures that people move easily between key activity nodes such as neighbourhood centres, schools etc. It will also ensure privacy for neighbourhoods by supporting local destination traffic rather than through traffic.
- Streets in South Jerrabomberra will be designed to facilitate efficient pedestrian, bicycle, public transport and private car movement.
- A network of pedestrian and cycle paths in South Jerrabomberra will provide good access to key destinations such as the neighbourhood centres at South Tralee and the Poplars, the schools, parks and community facilities contained in the buffer area.
- An Arterial Road will connect the area of South Jerrabomberra from the Poplars through South Tralee and the lands further south and provide an identifiable public transport route.

Objectives:

- 1) Establish a street network that complements the characteristics of each residential component of South Jerrabomberra and promotes a liveable and permeable local environment.
- 2) To minimise the establishment of traffic generating development along main and arterial roads.
- 3) Provide safe and convenient access to all subdivisions and all allotments within a subdivision.
- 4) Facilitate safe movement of road users through the provision of usable and accessible facilities for pedestrian and cyclists.
- 5) Promote use of public transport through the provision of appropriate facilities for users of public transport such as a park and ride facilities.
- 6) Make provision for legible, safe and efficient pedestrian, bicycle and vehicular movement throughout South Jerrabomberra and connections to the established network.
- 7) Create a street hierarchy that reflects the function and character of each street and forms part of a legible network.
- 8) Make provision for a public transport route through South Jerrabomberra and to provide facilities for users of public transport.
- 9) Provide as appropriate Water Sensitive Urban Design (WSUD) elements into the street network, as illustrated in images above.

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Controls:

- a) Streets are to be designed in accordance with the Master Plan, Council's adopted Engineering Design Specification Control Diagrams and numeric controls in Table 2 and any applicable legislative requirements.
- b) A development application must demonstrate that the proposed streets are appropriate for their role in the street network.
- c) Subdivisions shall be designed so that allotments along a main arterial road have access from a local or secondary road.
- d) All new streets are to comply with the design and engineering requirements applicable to roads and streets, crossings, footpaths, cycle ways, bus shelters and the like in Queanbeyan City Council's Engineering Design Specification.
- e) Streets are to include a stormwater drainage facility as required. WSUD controls should be provided where and incorporated into the design at appropriate locations.



- f) Subdivisions are to be designed to provide adequate safety for pedestrians using the street verge.
- g) Applications for subdivision shall be accompanied by a traffic engineering assessment that includes traffic volumes and movements, cross-sections through typical street types demonstrating that road reserve widths can adequately accommodate electricity, gas, telecommunications, water and waste water infrastructure, street trees, footpaths, shared paths, on-street parking, road pavement widths and where appropriate on-street cycling.

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Table 2: South Jerrabomberra Residential Subdivision Road Types

Road Type (18)	Maximum Traffic Volume (vpd) ⁽¹⁾	Maximum Speed (km/h) ⁽²⁾	Carriageway Width (m) ⁽³⁾		Parking Provisions Within Road Reserve ⁽²⁴⁾	Kerbing ⁽⁴⁾	Footpath Requirement ⁽¹⁷⁾	Bicycle path Requirement ⁽¹⁷⁾	Verge Width (each side)
			Minimum	Maximum					
Access Street ⁽⁵⁾	200	25	6.0	6.0	Carriageway	Barrier with VKCs at driveway locations	No	No	See Note ⁽⁶⁾
Laneway ⁽¹⁹⁾⁽²⁰⁾	100	25	3.0 ⁽¹⁵⁾		No	Flush ⁽⁹⁾	No	No	0.5 ⁽¹⁶⁾
Edge Street	1,000	40	6.0	8.0	Carriageway	As above	1.2m wide ⁽⁷⁾ footpath(s)	No	1 x 4.0m (minimum) 1 x 2.5m
Local Street ⁽⁵⁾	2,000	40	7.0 (up to 1,000 vpd) ⁽¹⁰⁾	9.0	Carriageway. Indented bus stops may be required	Modified Layback	1.2m wide ⁽⁷⁾ footpath(s)	No	Minimum 4.0m
			9.0 (1,000 to 2,000 vpd) ⁽¹⁰⁾	9.0	As above	As Above	As Above	No	Minimum 4.0m

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Road Type (18)	Maximum Traffic Volume (vpd) (1)	Maximum Speed (km/h) (2)	Carriageway Width (m) ⁽³⁾		Parking Provisions Within Road Reserve (24)	Kerbing (4)	Footpath Requirement (17)	Bicycle path Requirement (17)	Verge Width (each side)
			Minimum	Maximum					
Collector Street	3,000 (with access to residential allotments)	50 ⁽⁸⁾	11.0	13.0	Carriageway	Barrier	1.5m wide footpath both sides.	No 1.0m gap in protuberances required for cyclists ⁽¹⁰⁾	Minimum 4.0m ⁽¹⁴⁾
Local Sub-Arterial Road	6,000 (no access to single dwelling residential allotments)	60 ⁽¹¹⁾	13.0	13.0	Parking not permitted on carriageway ⁽¹²⁾	Barrier	If required 1.5m wide footpath, and/or 2.0m bicycle path one side only ⁽¹³⁾	If required 2.0m bicycle path one side only in the verge or two 1.5m wide bicycle lanes marked on carriageway ⁽¹³⁾ .	Minimum 4.5m.

Derived from AMCORD

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NOTES:

- (1) For single dwelling allotments apply traffic generation rate of 10 vehicles per day (vpd)/allotment (equivalent to approximately one vehicle per hour (vph) in the peak hour) unless a lower rate can be demonstrated. Lower rates can be applied to multi-unit dwellings based on rates provided in the *RTA Guide to Traffic Generating Developments*.
- (2) See **Design speed** and **Horizontal curves** and **tangent lengths** in *South Jerrabomberra Engineering Design Specification* for specific operating speeds.
- (3) Widening required at bends to allow for wider vehicle paths (using AUSTROADS AP-G34 Design vehicles and turning path templates).
- (4) Where kerbing is not required a flush pavement edge treatment can be used. Maximum carriageway widths required if barrier kerbing used.
- (5) Carriageway width may be reduced where parking is provided by indented parallel bays in the verge.
- (6) Additional width may be required to provide for pedestrians, services, drainage, landscape and preservation of existing trees. Add additional width on one side for future widening of carriageway to 5.0 m if required. For two lane carriageway design, no provision for widening required. Where the verge is adjacent to open space the width of the verge may be reduced to 2.5 m.
- (7) One footpath on one side of the street to be constructed initially with provision to construct a second footpath if required in the future.
- (8) Reduced speeds are required at designated pedestrian/bicycle crossing. A speed of 20 km/h is desirable, achieved by the road design principles outlined in *South Jerrabomberra Engineering Design Specification*.
- (9) Barrier kerbing may be used if required for drainage purposes without reducing the carriageway width.
- (10) On bus routes, 7.0m travelled way with 2.0m wide indented parking and bus bays defined by kerbed protuberances. Where the road forms part of the on road bicycle network, a bicycle lane is required adjacent the kerb.
- (11) Speed on local sub-arterial road not to exceed legal limit.
- (12) If parking is allowed, it is to be provided by widening the verge and constructing parking spaces as an extension of the road pavement.
- (13) Required only if part of a pedestrian/bicycle network.
- (14) Provide adequate road reserve width for widening of carriageway for future bus route if required.
- (15) Width may be reduced to 3.0m where the laneway is signposted for one-way directional traffic. Public laneway geometry must accommodate a garbage vehicle.
- (16) Where services are to be provided in the verge, the verge must be widened to accommodate the service in the road reserve.
- (17) Notwithstanding the requirements specified for a road type, roads forming part of the major pedestrian network will require a 2.0m wide footpath on one side of the street.
- (18) A Level of Service C must be provided in all streets, which may require road types and/or lane widths to be adjusted to accommodate the traffic volumes derived during traffic modelling of a subdivision release.
- (19) Maximum length of a straight public laneway section is 60 m – laneways greater in length must be offset to limit straights to this maximum length (see Figure 11).
- (20) Private access lanes shall be designed in accordance with South Jerrabomberra Design Specification D13 - Vehicular Access Design.
- (21) Where longitudinal drainage is required, the kerb must be provided with a gutter.

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- (22) Any Service Road shall be designed as an Access Street or Local Street as applicable.
- (23) Pram crossings must be provided in the kerb at path crossing locations in accordance with ACT TAMS standard drawing DS3-02.
- (24) Parallel parking is the preferred method of on-street parking in public roads. Angle parking is generally not supported by Council in public roads and is subject to approval by the Local Traffic Committee. Use should be limited to streets with traffic volumes <2,000 vpd. For traffic volumes >500 vpd an auxiliary lane should be provided between the travel lane and the angle parking spaces.

* Many elements are inter-related. Therefore variations from any particular recommended characteristic may require changes to others.
(Derived from AMCORD)

5.3 Local Sub-Arterial Road

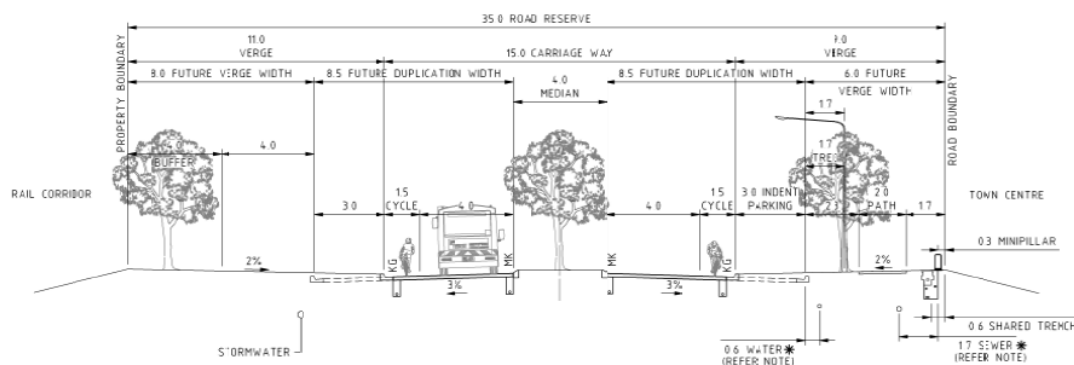
Objectives:

- 1) These roads are intended as the main roads linking the neighbourhood centres at Poplars and South Tralee with the rest of the South Jerrabomberra as well as to the external network. Their main function is to provide the convenient and safe distribution of traffic generated by the new development.
- 2) These streets are to be designed to accommodate public transport, cars, cyclists and pedestrians.
- 3) Residential development along these roads is to achieve relevant standards to mitigate road traffic noise.

Controls:

- a) Sub-Arterial Roads will provide for travel lanes in each direction with access from allotments prohibited.
- b) Where access to lots is required a service road will be provided.
- c) Daily traffic is to be approximately 9,000 vehicles per day.
- d) It is to be designed for a vehicle speed of up to 70 km/h and be able to accommodate public buses. (Refer to Control diagram Figure 3 below)
- e) Compliance with the EPA's Environmental Criteria for Road Traffic Noise Policy is to be achieved through a combination of building setbacks, noise barriers and solid high fences and building design, layout and treatment.

Figure 3: South Jerrabomberra – Typical Minimum Cross Section and Plan – Local Sub-Arterial Road



5.4 Collector Road

Objective:

- 1) Collector Streets are intended to also accommodate buses and link the Local Streets within neighbourhoods to the Sub-Arterial road and beyond.
- 2) They are the neighbourhood 'arrival' streets so their character has an important impact on sense of place.
- 3) These streets will tie South Jerrabomberra together providing the preliminary movement system for pedestrians, motorists, cyclists and the public transport system.

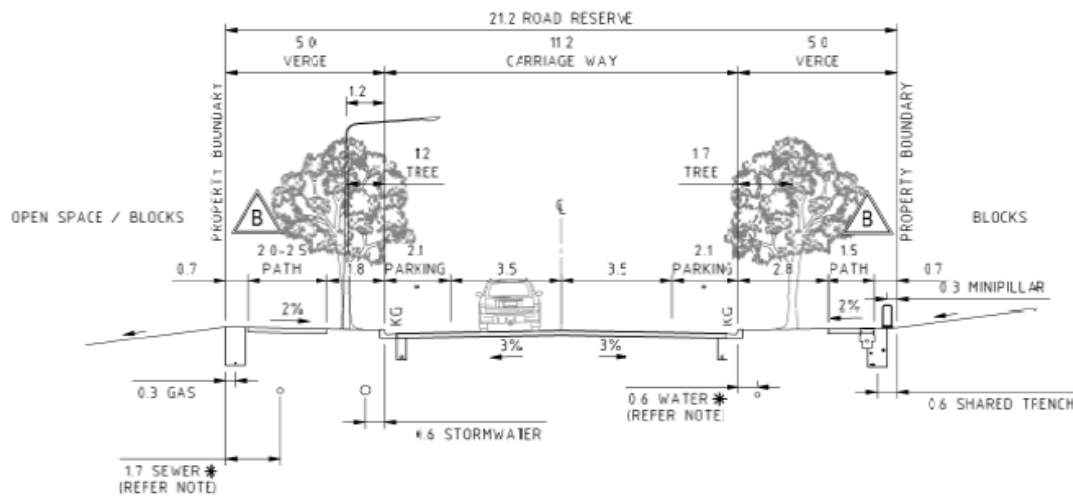
Controls:

- a) Daily traffic will be fewer than 3,000 vehicles per day.

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- b) Typical cross section reference Figure 4.
- c) Adhere to Table 2 for relevant design parameters.

Figure 4: South Jerrabomberra – Collector Street



Note: Footpath to be provided on one side of the road only except where part of a defined off road cycleway / key path route.

5.5 Local Streets

Objectives:

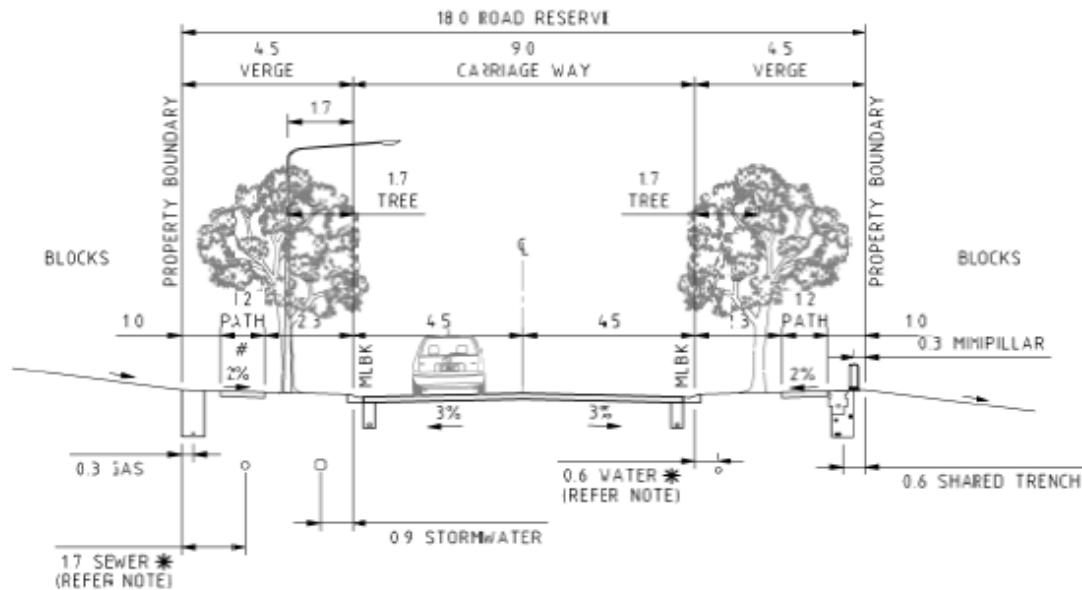
- 1) Local streets will be the most common street type in South Jerrabomberra. They are designed to meet the typical conditions of residential areas.
- 2) The network of local streets will link neighbourhood areas to the collector streets.

Controls:

- a) Daily traffic is intended to be approximately 2,000 vehicles per day.
- b) Refer to Figures 5 and 6.

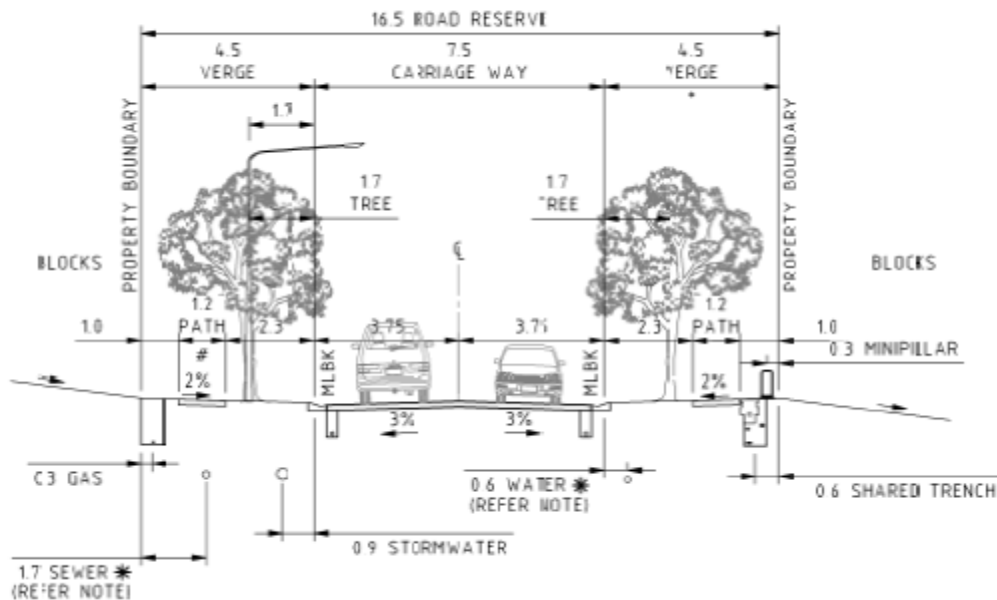
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Figure 5: South Jerrabomberra – Local Street, 1,000 – 2,000 vpd



Note: Footpath to be provided on one side of the road only except where part of a defined off road cycleway / key path route.

Figure 6: South Jerrabomberra – Local Street, <1,000 vpd



Note: Footpath to be provided on one side of the road only except where part of a defined off road cycleway / key path route

5.6 Access Street

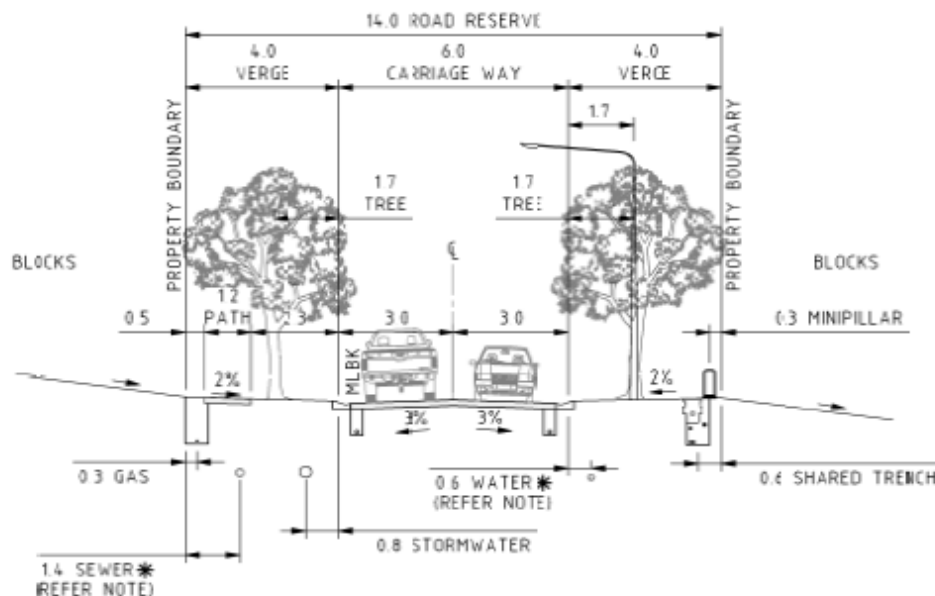
Objectives:

- 1) This road is a variation of the Local Street and provides a narrower road width commensurate with the low traffic volumes (<200 vpd) associated with this street type.

Controls:

- a) The road will have a total carriageway width of 6m with indented parking where required. Refer to Figure 8 below.

Figure 8: South Jerrabomberra – Access Street



5.7 Edge Street– Adjacent to Major Open Space Areas

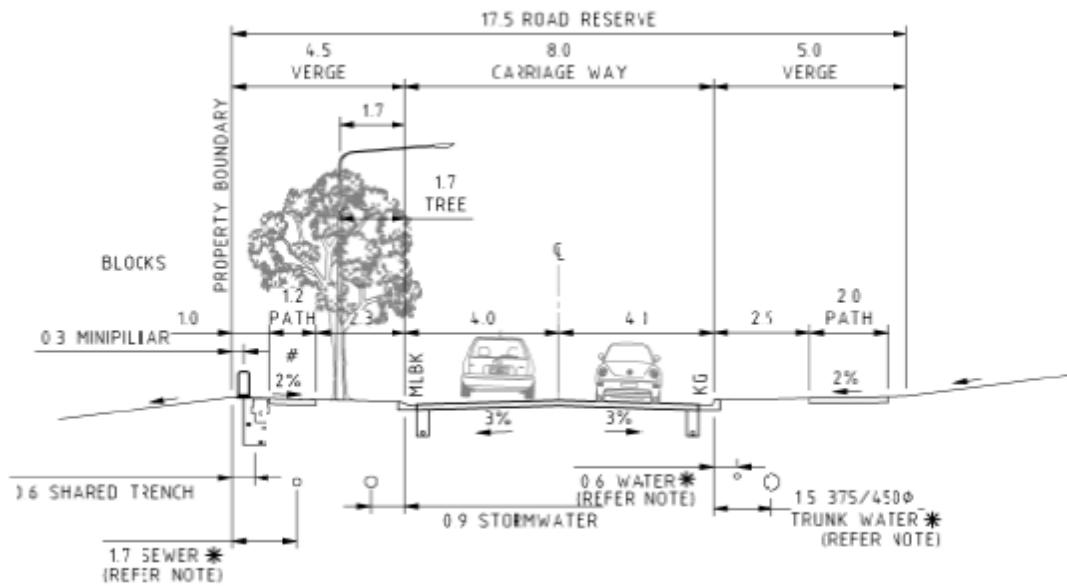
Objectives:

- 1) These roads are intended to complement the open space areas abutting the street to enhance the amenity of the area.

Controls:

- a) The road will have a total carriageway width 8.0m (including parking) where the daily traffic volume is intended to be approximately 1,000 vehicles per day.
- b) A narrower road will be utilised in low traffic environments and have a carriageway width of 6.0m (including parking). Refer to Figure 9 below.

Figure 9: South Jerrabomberra – Edge Street



5.8 Local Street – Laneway

Objectives:

- 1) To ensure that laneways are constructed in a manner which promotes use and safety, encouraging activity and surveillance.
- 2) Laneways within South Jerrabomberra will be preferably public but if private lanes are included they are to form part of a community title development.

The Laneway is to:

- 3) Promote a shared zone with pedestrians, allowing vehicular traffic only for access to garages/parking spaces and waste management.
- 4) Incorporate a change in materials and/or kerb cuts to provide differentiation to other vehicular streets.
- 5) Be designed to cater for the design traffic that is likely to use the laneway, particularly with regard to delivery vehicles in commercial areas.
- 6) Facilitate development that is of a scale and architectural quality which contributes to the laneway's streetscape.
- 7) Provide a visually interesting streetscape through landscaping, articulation and setbacks along the laneways and through limiting laneway length.
- 8) To ensure that laneways are constructed in a manner which promotes use and safety, encouraging activity and surveillance.

Controls:

- a) Typical laneway treatments are shown in Figure 11.
- b) No parking is permitted.
- c) Maximum vehicle movements of 100 VPD.
- d) Where total length exceeds 60m (see note), be designed to eliminate the 'gun-barrel' effect whereby long, narrow and featureless streetscapes are visible from either end of the lane. Maximum laneway length is not to exceed 100m where it is staggered, 60m if not staggered.
- e) Laneways:
 - i. For one way: minimum carriageway of 3.0m with 2.5m verges.
 - ii. For two way: minimum carriageway of 6.0m with 2m verges.

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- iii. Any above ground structures, trees or landscaping on the laneway shoulder must be located to allow vehicles to enter garage doors in accordance with Figure 5.4 of AS/NZS 2890.1–2004.
- iv. must allow for garbage service vehicles and medium rigid trucks.
- v. should be offset by minimum of 8m (measured from centre to centre) from one another at a public street junction and any staggering must allow for passage of medium rigid trucks.

Note: Laneway length to be measured from road reserve boundary to road reserve boundary.

- f) Changes in laneway direction to remove long straight lengths, is encouraged subject to meeting the minimum construction requirements for turning paths.
- g) Rear fences to laneways shall be constructed so that they are a minimum 50% transparent material to improve surveillance of the laneway.
- h) Articulation of building forms and fencing shall be interspersed with drought resistant, soft landscaping to improve visual amenity. Landscaping treatments with pavers, gravel or similar hardstand materials is not acceptable.
- i) Laneways shall be provided with street lighting.

Figure10: South Jerrabomberra – Public Laneway

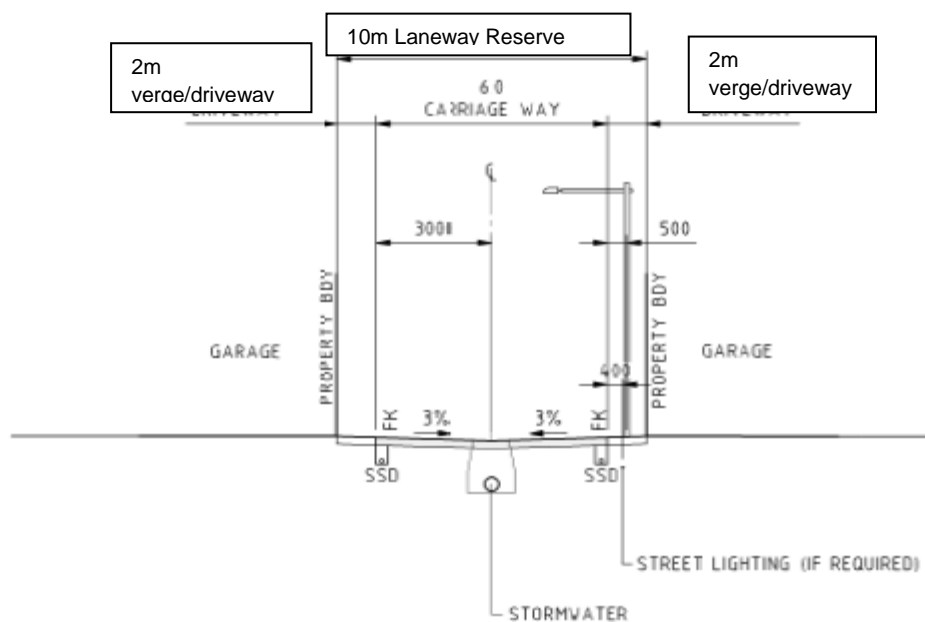
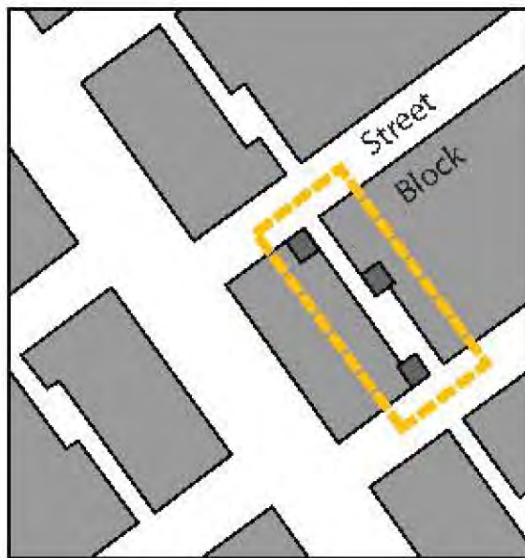
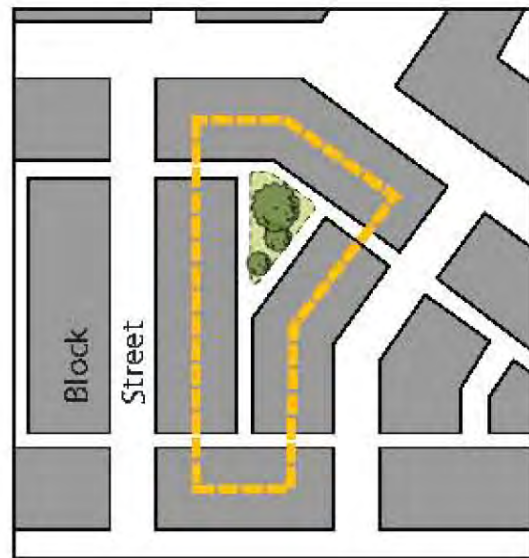


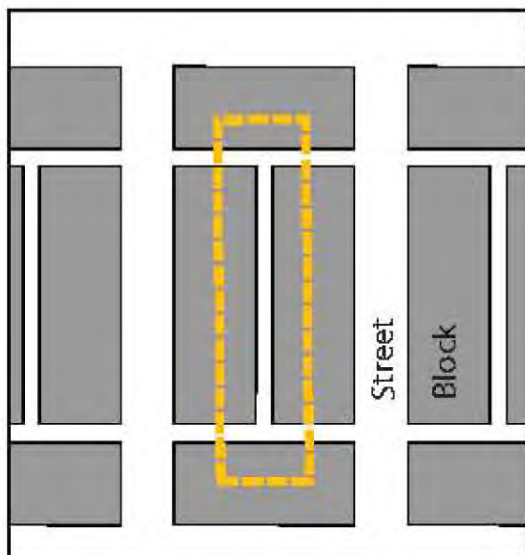
Figure 11: Typical Laneway Treatment



Public Lane



Private Lane



Private Lane

5.9 Public Open Spaces and Landscaping

Objectives:

- 1) Provide a mix of passive, active, formal and informal public open spaces and play opportunities that will cater for and support the future community of South Jerrabomberra.
- 2) Provide open space areas which are distinctive in character and provide safe and secure access for all users.
- 3) Establish attractive walking and cycling links throughout.
- 4) Create attractive landscapes that are durable and generally low maintenance.
- 5) Landscaping of public open space shall be generally in accordance with any Landscape and Open Space Strategy for South Jerrabomberra which will be reflected in a local Voluntary Planning Agreement.

5.10 Open Space and Landscaping in the Hume Industrial Buffer Area and Goulburn / Bombala Railway Buffer Area

Controls:

The buffer area to provide:

- a) An open space resource.
- b) An embankment with tree and shrub planting as appropriate, providing for noise attenuation and the visual screening of the Hume Industrial area where Noise and Visual Studies advise.
- c) Cycle and pedestrian paths, amenities, playgrounds, passive recreation, active sports facilities and shelters, art and heritage interpretation.
- d) A neighbourhood park which shall:
 - i. Be identified in the Neighbourhood Structure Plan.
 - ii. Be located so that the park is generally within 800m from the majority of dwellings.
 - iii. Have a minimum area of 3,000m².
 - iv. Be located with drainage lines or ridgelines to accommodate stormwater management and views respectively.
 - v. Provide areas and facilities for both active and passive recreation.
 - vi. Provide detail grading and retaining systems to allow for levels associated with existing trees to be retained and to achieve a satisfactory and practical park grade.
 - vii. Provide one large play area with adequate shade facility and fencing/planting to define the play zone.
 - viii. Provide a large shelter facility with BBQ facility with seating and tables.
 - ix. Provide entry and signage (park name) elements.
 - x. Ensure heritage overlay where appropriate through interpretive signage, artwork installations or retention of existing shelter belt and cultural plantings.
 - xi. Include water sensitive urban design elements such as vegetated swales, minor creek lines, passive irrigation and detention ponds or treatment basins as a water feature.

5.11 Local Parks

Objectives:

Local Parks shall:

- 1) Have a minimum area of 1,000m² and be linked to a larger open space network.
- 2) Be generally within 400m of most residents.
- 3) Allow for passive and / or active recreation.

- 4) Provide seating and pathways for circulation.
- 5) Incorporate small children's play facilities.
- 6) Provide entry and signage elements.
- 7) Integrate open space with stormwater management and environmental strategies
- 8) Optimise ecological functionality through planting of endemic species.

5.12 Civic Spaces in the Neighbourhood Centres

Objectives:

Civic spaces in the neighbourhood centres shall:

- 1) Provide one central space.
- 2) Provide vegetation or other buffering elements from NW to SE winds to provide protected enjoyable spaces.
- 3) Provide areas and facilities for both active and passive recreation and café/spill out zone from adjoining retail or community facility.
- 4) Provide entry and signage (park name) elements.
- 5) Provide interpretive signage to reflect upon cultural and ecological landscape.
- 6) Provide and integrate artwork.
- 7) Provide and integrate cycle parking.
- 8) Provide for and integrate water sensitive urban design elements.
- 9) Be predominantly planted with a single identifier species.
- 10) Be generally oriented to optimise solar access.



5.13 Linear Parks and Drainage Reserves

Objectives:

Linear Parks and drainage reserves shall:

- 1) Maximise ecological function through the planting of endemic species.
- 2) Link the neighbourhood and local parks and other key community focal points into the continuous open space network.
- 3) Facilitate overland flow requirements.
- 4) Integrate non-vehicular circulation within footpaths and cycleways to increase safety and connectivity.
- 5) Include water sensitive urban design elements such as weir structures to control water flow around drainage lines and create pooling where required, urban creek lines along streets and existing creeks.
- 6) Include bushland regeneration where appropriate.

5.14 Landscaping in Public Places

Objectives:

- 1) Main access roads and boulevards are to incorporate WSUD bio retention elements where appropriate.
- 2) Gateways to the site are to include feature planting to establish a visual identity and include exotic species.
- 3) Any subdivision application shall be accompanied by a planting schedule detailing proposed planting for local streets. Such proposed planting shall include a mix of exotic and local native species.

- 4) Other plants may be used where it can be demonstrated that they meet the objectives and controls in this DCP.

5.15 Construction of Landscaping

Construction of Landscaping is to be in accordance with a site analysis plan and landscape plan and is not to commence until it has been approved by Council and a construction certificate has been issued for the subdivision or for that part of the subdivision where landscaping in accordance with the approved plan is to occur. A landscape plan must be submitted with a DA application for subdivision.

Objectives:

A Landscape Plan is to demonstrate the full understanding of:

- 1) The existing site and its landscape features including landform, soil, climate, ecology and vegetation.
- 2) The existing surrounding land use and neighbourhood character.
- 3) The influence the existing and any proposed development may have on the amenity of the area.
- 4) The potential bushfire threat to the property/land and whether a bush fire hazard exists on or is adjacent to the land.
- 5) The implications of vegetation and wildlife corridors.

A Landscape Plan is to provide details on:

- 1) Earthworks.
- 2) Plant species and sizes.
- 3) Hard and soft landscape treatments.
- 4) Utilities and services.
- 5) Entry statements, street furniture, signage, public lighting, play equipment.
- 6) Waste management.
- 7) Rehabilitation/remediation work to any degraded land.
- 8) Treatment and protection measures of gullies, creeks and river corridors and significant tree and other vegetation.

5.16 Community and Educational Facilities

Objectives:

- 1) Provide a range of quality, safe and well located community and educational facilities suitable for the needs of residents throughout South Jerrabomberra.
- 2) Encourage the co-location of appropriate services and facilities adjacent to school sites including, but not limited to, child care facilities, health centres, recreation and sports facilities.
- 3) Encourage the design of education and community buildings that will provide a high level of amenity, health and well-being for users of the building.

Controls:

Community facilities provided at South Jerrabomberra shall:

- a) Generally conform to the scope as outlined in the South Tralee Strategic Social Plan August 2013 which serves the whole of the South Jerrabomberra Area.
- b) Adopt the objectives and controls in the *Queanbeyan Development Control Plan 2012* Part 2 which provides guidance on locating development above the 1 in 100 year flood level.

5.17 Educational Facilities

Sites for public schools must equate to at least one 3 hectare site for a primary school and one 9 hectare site for an integrated pre-school/child care, primary and high school, unless otherwise agreed by the NSW Department of Education and Training.

The potential sites for public schools are shown on the Structure Plan (Appendix 2). Alternate sites may be permitted subject to agreement with the NSW Department of Education and Training.

Should the NSW Department of Education and Training advise at a later date that the potential public school site is no longer required, the sites may be developed for permissible residential uses or if there is a justifiable need, for other community uses.

School sites shall:

- a) Be designed and built in accordance with current standards and guidelines from NSW Department of Education and Training or equivalent private education body.
- b) Be located near other community facilities including child care facilities, health centres, public open space and community sporting and other recreation facilities
- c) Be located on walking and cycling networks.
- d) Be located on a distributor or collector road and be well serviced by public transport, pedestrian and bicycle links.
- e) Be relatively flat and free of possible restrictions such as power easements, contamination, and environmental constraints.
- f) Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets.

Educational Establishments (including schools), Community Facilities and Places of Worship are to:

- a) Be located above the 1 in 100 year flood level.
- b) Co-locate with appropriate facilities.
- c) Locate in or near activity centres to enhance community identity and create focal points in the development.
- d) Achieve high quality design that complements the existing and desired character of the surrounding area.
- e) Be designed so that the layout and built form minimises impacts on the surrounding residential area, in relation to parking, views, overshadowing and noise.

Parking provisions for community uses are to meet the standard set out in the Queanbeyan DCP section 2.2.

Notwithstanding above, the overall parking rate may be considered by Council to be satisfied with a combination of On Site Parking, Communal Car Parks and On Street Parking where it can be demonstrated by a suitably qualified traffic consultant that there is sufficient public parking in the locality (as demonstrated by an empirical assessment).

5.18 Public Art

Public art may be manifested in countless forms including, sculpture, water features, paving, fencing, paintings, mosaics, incorporated into seating, paving, bus shelters etc. Public art shall be provided in a timely, efficient and cost effective manner.

Objectives:

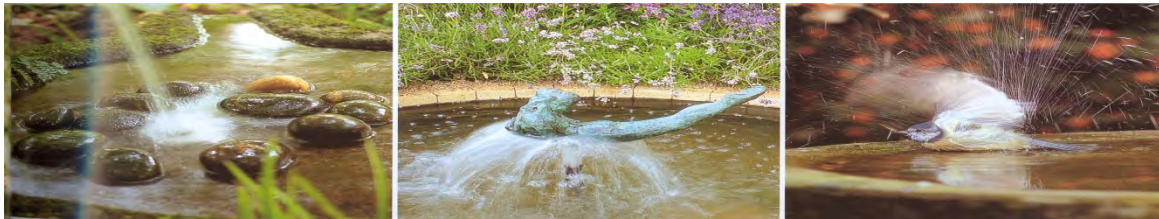
- 1) To create opportunities for the provision of public art to embrace the natural environment of the site and foster a sense of place.

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- 2) To provide spaces which act as focal points, utilising the existing views and vistas of the site.
- 3) To create an element of surprise, wonder and announcement.

Controls:

- a) As part of the precinct planning/neighbourhood level subdivision layout, identify spaces suitable for public art.
- b) Where appropriate work with stakeholders, community and Council to create a piece of work that enhances public places.
- c) Integrate the provision of public art into the staging program for the neighbourhood.



5.19 Signage in Public Places

Objectives:

- 1) The use of signage is an effective means of communicating information. All signage shall be designed to enhance and support the desired character of the new neighbourhood.
- 2) Objectives for signage in South Jerrabomberra include:
 - i. To establish a consistent approach to the use of signs without being detrimental to the urban streetscape of the different neighbourhoods.
 - ii. To ensure that signs are in keeping with the scale and character of buildings and localities.
 - iii. To minimise the extent of visual clutter caused by the proliferation of signs and to encourage the rationalisation of proposed signs.
 - iv. Ensure that signage is of a high quality design and finish.

Controls:

- a) That all signage be subject to a development application to Council, with the exception of those listed in Exempt and Complying State Environmental Planning Policy provisions.

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- b) Any application for signage must state that the proposal complies with *State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64)* under the *Environmental Planning and Assessment Act 1979*.
- c) Signage in public places is to be shown in applications for Construction Certificates and is to be consistent with the guidelines for signage in public places outlined in the any Landscape and Open Space Strategy prepared for any part of South Jerrabomberra.
- d) Public signage is to clearly identify each local neighbourhood.



5.20 Additional Controls for the Poplars Neighbourhood Centre

Access & Parking

1. Vehicular access is to be provided from a proposed intersection on Tomsitt Drive, the specific location and design of which is subject to the detailed design and siting of development on site.
2. The 'proposed access is to be designed to accommodate the access needs of the Neighbourhood Centre and the Community Site 01 (located immediately to the west).
3. Direct vehicle access is not permitted from Tomsitt Drive except via the main vehicular access.
4. Carparking is to be suitably landscaped and is to be designed to minimise vehicle and pedestrian conflicts and maximise general safety for users.
5. Carparking shall be located so as to be convenient for users of the Neighbourhood Centre and minimise any impact on the amenity of adjoining residential areas.
6. Bicycle parking shall be incorporated into any landscape and car parking design.

Vehicle Servicing of the Neighbourhood Centre

1. Servicing is to be designed and located in such a manner that is convenient for users of the centre and to minimise any impact on the amenity of adjoining residential areas.
2. Service zones are to be designed to be visually unobtrusive and suitably screened where practicable from public view.



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Part 6

General Residential Controls Single Dwellings, Alterations/Additions and Secondary Dwellings

Date adopted by Council:	11 February 2015
Resolution number:	PDRC006/15
Reference number:	C1522926
Notification:	6 March 2015

Part 6 - General Residential Controls - Single Dwellings, Alterations/Additions and Secondary Dwellings

Section A: Streetscape and Urban Character

6.1 Introduction

This Section contains the controls for private development within the South Jerrabomberra area. Development applications for the private domain must consider these controls, as well as those contained within Council's existing comprehensive DCP and policies.

6.2 Streetscape

Objectives:

- 1) To promote new development that is of a scale and architectural quality which contributes to the existing and future desired built form and character of the various areas of South Jerrabomberra as envisaged in the Master Plan.
- 2) Provide a variety of streetscapes that reflect the character of the different development areas, the diversity of edge conditions, housing types and street hierarchy.
- 3) Ensure garage structures do not visually dominate the streetscape.
- 4) Promote the use of verandas, balconies, porches to encourage front yard living spaces for surveillance and to relate to the streetscape and engage with the community.
- 5) To ensure that new development is sensitive to the landscape setting and environmental conditions of the locality.

Controls:

- a) To create an attractive and cohesive streetscape through the use of a mix of compatible materials including masonry, timber and glass and the provision of simple and articulated building and roof forms.
- b) New buildings shall adhere to the minimum building line setbacks as set out in Table 1.
- c) Any building with walls on the boundary shall adhere to zero lot line requirements set out in Table 1.
- d) Corner sites are developed as visually significant elements in order to promote a strong and legible character, while maintaining sight lines for the safety of pedestrians and vehicles. Façade treatment should address both street frontages.



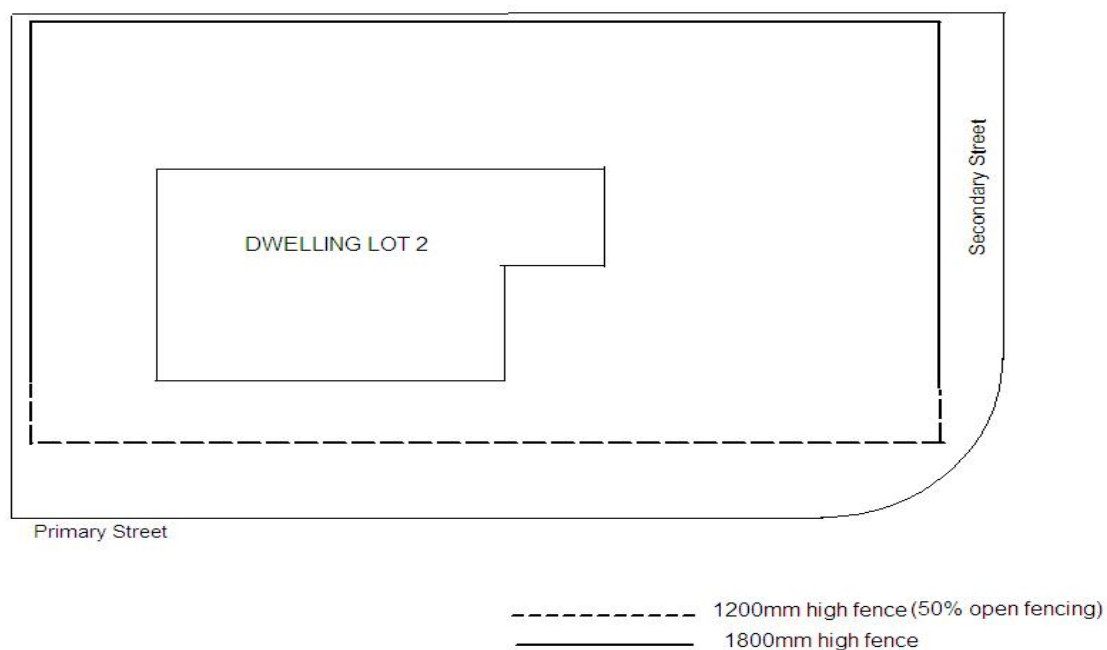
Garage to house frontage - refer Table 1



Façade treatment to address both streets. Articulated roof with fences and landscaping defining the front boundary

- e) There is to be a clear distinction between private and public space and to encourage casual surveillance of the street.
- f) Where a rear lane is provided to a dwelling house, vehicular access to the front of the dwelling house shall be denied.
- g) Where a rear laneway is not provided to a dwelling house, garages facing a street shall comply with the maximum garage to house frontage requirement as set out in Table 1.
- h) Where a rear laneway is not provided garage doors are to adhere to the requirements set out in Table 1.
- i) Elements such as fences, walls, hedges, level changes and landscaping or a combination of these elements are to define the front boundary.
- j) Retaining walls forward of the building line are to be no greater than 1.0m in height.
- k) Fences – forward of the building line to the primary and secondary road frontage as per Table 1.

Figure 1:- Fencing requirements.



6.3 Streetscape – Public and Private Laneways

Objectives:

- 1) To provide development that is of a scale and architectural quality which contributes to the laneways streetscape.
- 2) To provide a visually acceptable streetscape through landscaping, articulation and setbacks along the laneways.

Controls:

- a) Dwellings and garages shall be setback from laneways as set out in Table 1.
- b) Articulation of buildings and fencing shall be interspersed with drought resistant, soft landscaping to improve visual amenity. Landscaping treatment with pavers, gravel or similar hardstand materials is not acceptable.
- c) Rear fences to laneways shall be constructed so that they are a minimum 50% transparent material to improve surveillance of laneways.

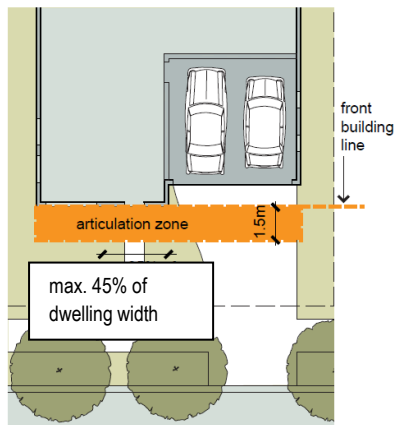
6.4 Building Form and Design

Objectives:

- 1) To ensure that the bulk, scale and height of proposed development provides good neighbour amenity and maintains an appropriate residential character.
- 2) To ensure that adequate sunlight access and ventilation for living areas and private open spaces of new and neighbouring dwellings is provided for.

Controls:

- a) Building form shall be modulated with articulated façades to avoid heavy bulky appearance.
- c) Development is to exhibit a high degree of design quality and provide attractive street frontages by ensuring that all dwellings have a main element to address the street.
- d) The façade of a dwelling on a corner lot is to address both streets and is to be appropriately articulated.
- e) Articulation zones shall be designed to be maximum of 45% of the dwelling width.



Articulation zones



Broken wall planes and articulation

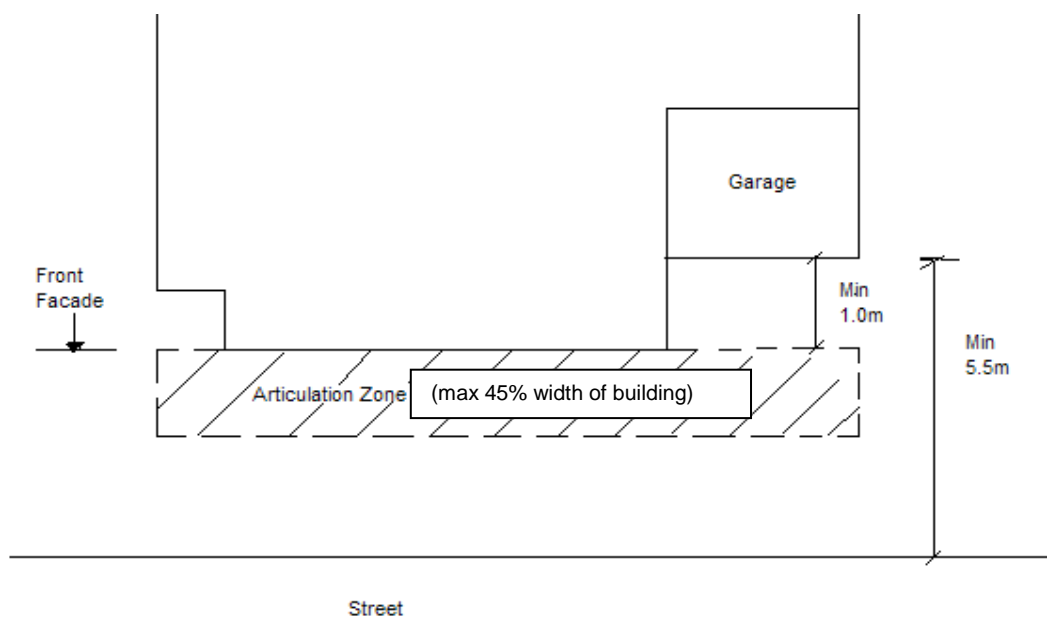


Figure 2: Articulation Zone

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The 'Articulation zone' consists of architectural elements which address the street frontage and assist in creating a character in an area. Elements permitted in the articulation zone include the following:

- i. Entry feature or portico,
- ii. Awnings and other features over windows,
- iii. Sun shading,
- iv. Balcony (roofed or unroofed),
- v. Window box treatment to any first floor element,
- vi. Recessing or projecting architectural elements,
- vii. Open verandas,
- viii. Bay windows or similar features.

6.5 Height, Site Coverage and Gross Floor Area

Objectives:

- 1) Manage the scale of development across South Jerrabomberra to promote appropriate residential densities.
- 2) To ensure height and scale of development responds appropriately to the topography and the transition from lower density development on the urban rural interface to higher density development near the neighbourhood centre.
- 3) Development shall not exceed the 740m contour.

Controls:

- a) The maximum height for dwellings shall be consistent with the relevant Local Environmental Plan (LEP), being 8.5m.

Note: The building height is taken as the vertical distance between ground level (existing) and the highest point of the building.

- b) The ridgeline of any building shall not protrude above the 740m contour.
- c) New buildings shall adhere to the maximum site coverage set out in Table 1.

Note: Site Coverage is defined under the appropriate LEP and means the proportion of a site covered by buildings. However, the following are not included for the purpose of calculating site coverage:

- i. Any basement,
- ii. Any part of the an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- iii. Any eaves, unenclosed balconies, decks, pergolas and the like.

6.6 Privacy and View Sharing

Objectives:

- 1) To provide visual and acoustic privacy in residential dwellings and associated private open spaces.
- 2) To maximise opportunities for view sharing.

Privacy Controls:

- a) Windows of upper-level habitable rooms and balconies are to be designed to avoid overlooking into dwellings and /or the private open space of neighbouring properties.
- b) Appropriate screening, which is permanent, fixed and durable, is to be provided in cases where overlooking cannot be prevented.

Note: Windows in habitable rooms other than bedrooms where the floor level is more than 1m above ground level and less than 3m from the side/rear boundary may require privacy screens or other suitable privacy measures.

View Sharing Controls:

- a) Development is to be designed to minimise loss of views from neighbouring properties. Significant views within South Jerrabomberra include the hilltops of Mount Jerrabomberra, Mount Pemberton and Tralee Hills and Stringybark Ridge and are to be valued and shared.

Acoustic Privacy Controls:

- a) Noise sources such as air conditioners, exhaust fans and the like shall be sound insulated or located away from noise sensitive areas such as bedrooms of the dwelling or where dwellings on adjoining properties are likely to be located.

6.7 Safety and Security

Objectives:

1. Buildings and open space areas are planned to facilitate casual surveillance to decrease the opportunity for crime.
2. Encourage design that contributes to a perception of community safety.

Controls:

- a) Design buildings and landscaping in accordance with Section 2.9 of the *Queanbeyan Development Control Plan 2012–Safe Design Guidelines for the City of Queanbeyan*.

Section B: Site Amenity

6.8 Principal Private Open Space and Landscape Design

Well designed buildings and landscaped areas work together, resulting in greater aesthetic quality and amenity for occupants and the adjoining public domain.

Principal Private Open Space (PPOS) is the ‘breathing space’ for development. It is required to be provided for amenity, environmental sustainability, solar access, visual privacy, natural ventilation, and opportunities for recreation and social interaction.

Principal Private Open Space is an area at ground level (existing) that is directly accessible from and adjacent to a habitable room other than a bedroom.

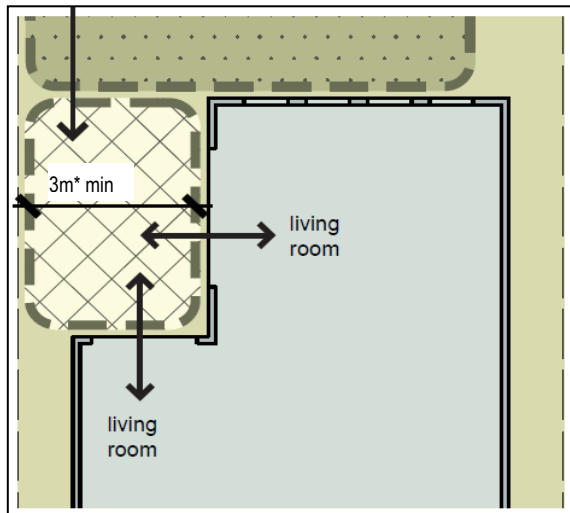
Landscape area refers to a permeable area of a lot that is capable of growing plants, grasses and trees or impervious surfaces.

Objectives:

- 1) Landscape design shall optimise useability, privacy, social opportunity, equitable access and respect for neighbour’s amenity.
- 2) Provide sufficient open space for the reasonable recreation needs of residents.
- 3) Allow northerly aspect into the principal private open space of new residential buildings.
- 4) Provide areas for deep soil planting with additional landscaping that is to be low maintenance in the long term without continued reliance on watering systems.
- 5) Principal private open space should provide a pleasant outlook.

Controls:

- a) Landscaping is to comply with Table 1.
- b) Each dwelling is required to be provided with private open space adhering to the requirements set out in Table 1.
- c) Principal private open space is not to be generated by left-over spaces resulting from building siting and location but shall be attractive and useable spaces.
- d) The principal private open space is to be:
 - i. Located behind the building line to the main street frontage.
 - ii. Directly accessible from, and adjacent to, a habitable room, other than a bedroom.
 - iii. Located to have a northerly aspect, where the lot allows.



Principal Private Open Space 24m² min – single dwelling

* 3m min. for lots less than 600m². Refer to Table 1

- e) A landscape plan for each dwelling is to be prepared and submitted and must incorporate:
 - i. Front gardens to include at least 2 'small' trees appropriate for the size of the front garden.
 - ii. Rear yards shall accommodate grassed areas, or open space with other soft, permeable ground cover, with good solar access.
 - iii. Rear yards of allotment greater than 900m² shall accommodate at least one large tree, 8m to 15m high at maturity, to establish a natural canopy.
 - iv. Clothes drying areas are to be concealed from view from the street.

6.9 Car Parking and Garages

Objectives:

- 1) To ensure adequate provision of secure and accessible onsite parking for residents and visitors.
- 2) To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety.
- 3) Provide safe and functional parking areas.
- 4) To integrate the location and design of car parking within the design of the site and the building.
- 5) Ensure the house facade not the garage is dominant.

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Parking Controls:

- a) All on-site parking is to be provided in accordance with Table 1.
- b) Parking may be provided in tandem.
- c) All off street parking shall be designed in accordance with *AS/NZS 2890.1-2004 – Parking Facilities, Part 1: Off Street car parking*.

Garage Controls:

- a) Garage doors of single dwelling developments are to be set back at least:
 - i. 1m behind the front facade of the home and
 - ii. 5.5m from the front boundary to allow another car to park on site in driveway if necessary.
- b) Garage door widths are to adhere to the requirements of Table 1.
- c) Garages are to be treated as an important element of the dwelling façade and are to be integrated with and complementary, in terms of design and material to the dwelling design.
- d) When facing the street, the maximum total width of a garage, carport or covered car parking space is to comply with the maximum garage to house frontage requirements as set out in Table 1.
- e) Garage, carports and covered parking spaces with a column or structure on one or both sides shall be a minimum:
 - i. Single Garage or Carport: 3.0m wide, 5.5m in length and with a garage door opening of 2.4m.
 - ii. Double Garage or Carport: 5.4m wide, 5.5m in length and a garage door opening of 4.8m.
- f) The maximum width of a driveway at the property boundary shall be 4.5m.
- g) Any proposed car parking spaces located within a front or rear setback shall remain uncovered and shall have a minimum length of 5.5m.



Garage set back to rear laneway



Garages set back from front building line

Table 1: Single Dwellings and Alterations

Dwelling Type	Single Dwelling and Alterations/Additions				
Lot Size	300 < 450m ²	450 < 600m ²	600 < 900m ²	900 < 1500m ²	>1500m ²
Lot width (min)	10m	12m	12m	15m	18m

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Dwelling Type		Single Dwelling and Alterations/Additions			
Lot Size	300 < 450m ²	450 < 600m ²	600 < 900m ²	900 < 1500m ²	>1500m ²
Site coverage max	60%	50%	50%	40%	30%
Building height	As per QLEP(ST) 2012 8.5m	As per QLEP(ST) 2012 8.5m	As per QLEP(ST) 2012 8.5m	As per QLEP(ST) 2012 8.5m	As per QLEP(ST) 2012 8.5m
Front setback min (excluding garages, carports and covered car parking spaces)	4.0m	4.0m	4.5m	6.5m	10.0m
Corner Lot – Secondary Setback (excluding garages, carports and covered car parking spaces)	2.0m	2.0m	3.0m	3.0m	5.0m
Garage, carport and covered parking space setback to front boundary	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind front facade	1.0m behind front facade
Garage to house frontage (front facade only)	55% of total width of the dwelling	50% of total width of the dwelling	50% of total width of the dwelling	50% of total width of the dwelling	50% of total width of the dwelling
Corner Lot – Secondary setback for garages, carports and covered car parking spaces	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind the front façade and a minimum of 5.5m from the front boundary	1.0m behind the front facade
Corner Lot – Rear / Side setback (min)	0.9m (0m for zero lot line wall on one side – single storey only) 4.0m for any two storey	0.9m (0m for zero lot line wall on one side – single storey only) 4.0m for any two storey	0.9m for single storey portions 4.0m for any two storey portions	1.5m for single storeys 4.0m for any two storey portions	2.5m for single storey 4.0m for any two storey portions

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Dwelling Type	Single Dwelling and Alterations/Additions				
Lot Size	300 < 450m ²	450 < 600m ²	600 < 900m ²	900 < 1500m ²	>1500m ²
	portions	portions			
Articulation Zone may encroach within front setback	Measured from the minimum setback of the lot, 1.5m encroachment for 45% of the width of the dwelling on the side at which the articulation zone is proposed.				
Side setback min	0.9m (0m for zero lot line – single storey only)	0.9m (0m for zero lot line – single storey only)	0.9m for single storey 1.5m for two storey	1.5m	2.5m
Zero Lot Line requirements (Maximum length of zero lot line wall)	70% of the depth of the lot (for single storey dwellings only) 50% of the depth of dwelling (single storey portion of two storey dwellings) 30% (two storey portion of the dwellings)	70% of the depth of the lot (for single storey dwellings only)	Not permissible	Not permissible	Not permissible
Rear setback min where there is no rear laneway for building wall height up to 4.5m	3.0m for building height up to 4.5m	3.0m for building height up to 4.5m	3.0m for building height up to 4.5m	5.0m for building height up to 4.5m	10.0m for building height up to 4.5m
Rear setback minimum where there is no rear laneway for building wall height greater than 4.5m	4.0m	4.0m	4.0m	5.0m	10.0m
Rear setback minimum to	0m	0m	5.5m	5.5m	10.0m

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Dwelling Type		Single Dwelling and Alterations/Additions			
Lot Size	300 < 450m ²	450 < 600m ²	600 < 900m ²	900 < 1500m ²	>1500m ²
private or public laneway for a garage, carport or covered car parking space					
Landscaped area minimum requirement (Permeable area, grasses, trees and the like)	15% of the area of the lot must be landscaped with a minimum width of 1.5m.	20% of the area of the lot must be landscaped with a minimum width of 1.5m.	25% of the area of the lot must be landscaped with a minimum width of 1.5m.	35% of the area of the lot must be landscaped with a minimum width of 1.5m.	45% of the area of the lot must be landscaped with a minimum width of 1.5m.
	25% of the area forward of the building line to the primary road must be landscaped.	25% of the area forward of the building line to the primary road must be landscaped.	25% of the area forward of the building line to the primary road must be landscaped.	25% of the area forward of the building line to the primary road must be landscaped.	50% of the area forward of the building line to the primary road must be landscaped.
	50% of the landscaped area must be located behind the building line of the primary road.				
Principal Private Open Space (PPOS) minimum area	24m ² POS is to be directly accessible from living areas, with a minimum width of 3m	24m ² POS is to be directly accessible from living areas, with a minimum width of 3m	24m ²	24m ²	24m ²
Principal Private Open Space (PPOS) location requirements	Private open space is to be: <ul style="list-style-type: none"> • Located behind the building line to main street frontage • Directly accessible from, and adjacent to a habitable room, other than a bedroom • Located to have a northerly aspect, where practical 				
Car parking spaces minimum number	1 space required per dwelling with 1 permissible in tandem forward of the building line. If a space is to be provided forward of the building line, it is to remain uncovered, not enclosed and entirely within the property boundary.				
Garage door width	Total width of all garage door openings must not exceed: <ul style="list-style-type: none"> • 3.2m on lots 8m to 12m wide measured at the building line, or • 6m if the lot is 12m wide measured at the building line. 				

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Dwelling Type		Single Dwelling and Alterations/Additions			
Lot Size	300 < 450m ²	450 < 600m ²	600 < 900m ²	900 < 1500m ²	>1500m ²
Underground parking	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
Earthworks	1.5m Maximum cut and fill	1.5m Maximum cut and fill	1.5m Maximum cut and fill	1.5m Maximum cut and fill	1.5m Maximum cut and fill
Privacy	Privacy considerations must be determined on merit. As a guide windows in habitable rooms, other than bedrooms, that the floor level is more than 1m above ground level and less than 3m from the side and rear boundary may require privacy screens				
Fences	<p>Forward of the building line – Be no more than 1.2m above ground level (existing) and be open style for at least 50% of the upper 2/3 of the area of the fence except for corner lots (see diagram under 6.2)</p> <p>Behind the building line – Be no more than 1.8m above ground level (existing).</p> <p>For sloping sites – at each step – 1.6m above ground level forward of the building line and 2.2m above ground level in any other case.</p>				
Retaining walls	Retaining walls forwards of the building line are to be no greater than 1.0m in height				
Clothes drying	Provide an area capable of accommodating an open air clothes drying area screened from public street				
Garbage area	<p>Locate behind building line</p> <p>Area must accommodate a minimum of 2 waste bins</p>				

Section C: Energy Efficiency

6.10 Thermal performance

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

Building Performance Objectives:

- 1) To reduce the necessity for mechanical heating and cooling.
- 2) To reduce reliance on fossil fuels.
- 3) To minimise greenhouse gas emissions.
- 4) To promote renewable energy initiatives.

Building Performance Controls:

- a) All dwellings within South Jerrabomberra are to comply with the relevant energy efficiency requirements of *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*. A BASIX Certificate is to accompany all development applications for new dwellings or alterations and additions to existing dwellings having an estimated construction cost of \$50,000 or more.

6.11 Solar Access

A significant element of the level of amenity of a dwelling is its access to sunlight. Maximising solar access to dwellings, particularly principle living spaces also has significant benefits for energy conservation.

Objectives:

- 1) Allow adequate daylight into habitable room windows.
- 2) Minimise over shadowing of neighbouring properties
- 3) Encourage energy efficient principles and practices.
- 4) Provide principal private open space with adequate sunlight over winter

Controls:

- a) Buildings shall be sited and designed to maximise sun light to north facing windows and private open space.
- b) Buildings shall be designed to take advantage of energy saving technology such as solar panels.
- c) Windows are to be protected from direct summer sun with appropriate shading devices such as hoods, eaves and louvres.
- d) Living areas are to generally have a northern orientation and be directly accessible to private open space areas.

6.12 Energy and Natural Ventilation

Designing for natural ventilation is one of the cornerstones of sustainable development, by eliminating the need for the mechanical cooling of buildings. Natural air flow can be harnessed by the careful orientation of buildings and windows.

Objectives:

- 1) Improve the energy efficiency and comfort of housing by designing to make the best use of natural ventilation.
- 2) Reduce energy consumption throughout the South Jerrabomberra area.
- 3) Promote greater energy efficiency and ecologically sustainable development.

Controls:

- a) Buildings shall be designed and orientated to take optimal advantage of passive solar access and prevailing breezes.
- b) To reduce energy consumed by clothes drying machines, all dwellings are to be provided with secure, open air clothes drying facilities.
- c) Where feasible make use of solar energy and solar hot water.
- d) Ventilation of residential buildings can be achieved by permanent openings, windows, doors or other devices.

6.13 Waste Management

Minimising waste is relevant to all stages of a building's life cycle, from construction through occupation to eventual demolition. Importantly it includes the way in which waste and other recoverable resources are stored and collected to maximise the separation of waste materials and to minimise health impacts.

Objectives:

- 1) To ensure the efficient storage and collection of wastes and recoverable resources by adopting the following principles:
 - i. hygiene and cleanliness are a priority;
 - ii. storage and collection systems shall be as simple to use and intuitive as possible;
 - iii. storage and collection systems shall aim to maximise source separation of recoverable resources (e.g. recyclables, organics)
- 2) To avoid the generation of waste through appropriate design, material selection and building practices

Controls:

- a) A storage area capable of accommodating a minimum of three waste bins is to be located behind the front building line.

6.14 Water Conservation

Objectives:

- 1) To optimise the conservation of potable water.
- 2) To minimise impacts of development on the hydrological regime of receiving waters including stormwater.

Controls:

- a) Water conservation measures identified in any BASIX certificate must be incorporated into the development.
- b) Water storage tanks to be provided where BASIX certificates require such items.

Section D: Environmental Management

6.15 Soil and Salinity

Objectives:

- 1) To minimise erosion and sediment loss during and after construction.
- 2) To minimise water pollution due to erosion, siltation and sedimentation.
- 3) To ensure development will not significantly increase the salt load in existing watercourses within the site.
- 4) To ensure measures are implemented as part of the development to prevent any degradation of the existing soil and groundwater environment.
- 5) To minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils.

Controls:

- a) All sediment and erosion controls are to be installed prior to the commencement of any construction works and maintained throughout the course of construction until disturbed areas have been re-vegetated/established.

6.16 Cut and Fill

Objectives:

- 1) Minimise the extent of cut and fill.
- 2) Ensure that the built form responds to the topographical constraints of the South Tralee site.
- 3) Ensure dwelling designs allow for accessible driveway grades and safe vehicular movement.
- 4) Ensure that the amenity of adjoining residents is not adversely affected by any cut and fill operation.
- 5) To minimise the need for retaining walls.
- 6) To ensure that batters can be maintained and to limit the potential for soil erosion.

Controls:

- a) Cut and fill on building sites shall be limited to a max of 1.5m. Greater depth may be considered by Council, if within the building envelope, suitably retained and/or stabilised and not visible from the street.
- b) The maximum height of retaining walls is to be 1.5m.
- c) Where terraced walls are proposed the minimum distance between each step is 0.5m.
- d) Batters are to be limited to a maximum gradient of 1 vertical: 4 horizontal.
- e) Proposed excavation or fill in the vicinity of sewer and stormwater mains must comply with Council's Development Adjacent to Water, Sewer and Stormwater Mains Policy.

6.17 Stormwater Management and Flooding

Objectives:

- 1) Ensure that all development within South Jerrabomberra incorporates stormwater, retention and detention strategies to limit the changes to the hydrological regime of the receiving waterways.
- 2) To minimise the impacts of development and associated infrastructure on the health and amenity of natural waterways such as the Jerrabomberra Creek.

- 3) To consider connecting the south western watercourse through to the NSW/ACT border, to provide a riparian link and environmental corridor.
- 4) Treat run-off from development such that it does not adversely impact on downstream flora and fauna during construction and post development phases.
- 5) Incorporate Water Sensitive Urban Design (WSUD) in the planning of the site layout and design and development to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.

Controls:

- a) All stormwater generated on site is to discharge to Council stormwater system.
- b) Water storage tanks to be provided where BASIX certificates require such items.
- c) Compliance with Office of the Environment and Heritage Guidelines for Controlled Activities – Riparian Corridors (February 2008) is required.

6.18 Bushfire Management

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

A large scale map of fire hazard for the local government and surrounding area has been produced and certified by the Rural Fire Service and is available from Council. However it is at such a large scale that assessment by an applicant of individual sites is required to determine the level of potential bushfire threat. The assessment will identify standards which may affect the choice of building construction, landscaping and design. Depending on the assessment, some protective measures can be incorporated at little or no cost during construction.

Objectives:

- 1) Consider bushfire protection and management issues in land use planning and development decisions, to provide a safer environment for the community.
- 2) Manage vegetation to reduce potential bushfire attack in the vicinity of habitable buildings.
- 3) Design and siting of habitable buildings for the protection of life and to improve the survivability of the building during the passage of a fire front.
- 4) Provide safe access for emergency service personnel
- 5) Ensure adequate water supplies are available to householders and emergency services to assist in the defence of habitable buildings against bushfire attack.
- 6) Establish a maintenance regime for fire protection for the life of the habitable building.

Controls:

- a) A Bushfire Assessment Report is to accompany all development applications for lands identified as ‘bush fire prone’ on the Queanbeyan City Council Bush Fire Prone Land Map. The Report is to identify the vegetation type, distance to vegetation and slope under the hazard on the allotment and surrounding allotment, in order to establish the level of bush fire threat associated with the allotment.
- b) The recommendations of the Bushfire Assessment report must be incorporated into the design of the proposed development. That design may require further amendment based on additional conditions which may be imposed by the approving authority (normally Council or the RFS).

6.19 Aboriginal Heritage

Objectives:

- 1) To ensure that any Aboriginal heritage significance is appropriately incorporated into the redevelopment of the precinct.

Controls:

- a) Areas containing potential indigenous sites are identified at the Archaeological (Indigenous & European) Maps contained within Appendix 2. Development shall not proceed within these areas without appropriate investigation and consultation with the relevant local Aboriginal groups. The investigations are to identify, where required, conservation zones for the protection and management of archaeological deposits.
- b) A Plan of Management is to be prepared to address the ongoing protection and management of the archaeological deposits. Any development application for development within these sites is to be accompanied by an Aboriginal Archaeological Report that is supported by the comments of the local Aboriginal groups.
- c) Where development impacts upon an identified Aboriginal site, Consent to Destroy Permits will need to be sought under *Section 90 of the NSW Parks and Wildlife Act 1974*.

6.20 European Archaeological Heritage

Objectives:

- 1) To protect the recognised European archaeological significance of the precinct.
- 2) To ensure that information regarding the archaeological heritage significance of the precinct is incorporated into the development of the precinct.

Controls:

- a) Elements of European archaeological heritage significance are shown on Archaeological (Indigenous & European) map in Appendix 2. Prior to any development that affects these elements a detailed assessment of heritage significance (Heritage Impact Statement) is to be undertaken which addresses the significance assessment criteria contained in the NSW Heritage Manual. An applicant is to demonstrate to Council how any proposed development that affects the identified elements responds to any identified archaeological constraints. If any relics are to be retained in situ, an applicant is to outline with the development application all management measures to ensure ongoing protection of the relics.

6.21 Tree Retention and Biodiversity

Objectives:

- 1) Development should minimise the loss of trees to protect scenic values, habitat and biodiversity.
- 2) Development should retain existing site trees that enhance natural or scenic values, control sunlight, or provide shade, shelter, habitat or screening.

Controls:

- a) Existing significant trees, in particular large hollow bearing trees, are to be retained wherever possible.
- b) Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.
- c) Development must provide temporary tree/vegetation protection measures prior to any clearing works.

- d) Erosion and sediment controls during and after construction should have minimal impact on watercourses and remnant bushland.

6.22 Land Contamination Management

Objectives:

- 1) To minimise the risks to human health and the environment from the development of potentially contaminated land.
- 2) To ensure that potential site contamination issues are adequately addressed at the subdivision stages.

Controls:

- 1) Development applications for development in Areas of Environmental Concern (AEC) as identified within Appendix 2 shall be accompanied by a Stage 2 Detailed Site Investigation prepared in accordance with Council's Policy – *Management of Contaminated Lands*. A Remediation Action Plan (RAP) will be required for areas identified as contaminated land in the Stage 2 Site Investigation.
- 2) When redevelopment is proposed on a site where Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (e.g. residential, education, public recreation facility etc), Council may request a Stage 1 Preliminary Site Contamination Investigation.
- 3) All investigation, reporting and identified remediation works must be in accordance with the protocols of Council's Policy – *Management of Contaminated Lands*, the NSW EPA's (DECC) *Guidelines for Consultants Reporting on Contaminated Sites* and *SEPP 55 – Contaminated Land*.
- 4) Prior to granting development consent, Council must be satisfied that the site is suitable, or can be made suitable for the proposed use. Remediation works identified in any RAP will require Council consent prior to the works commencing.
- 5) Council may require a Site Audit Statement (SAS) (issued by an Office of Environment and Heritage Accredited Site Auditor) where remediation works have been undertaken to confirm that a site is suitable for the proposed use.

6.23 Development may be Subject to Additional Controls

Part of the land within the South Jerrabomberra area is subject to additional controls, as outlined in the relevant LEP. Please refer to Part 8 of this document.

Section E: Secondary Dwellings

6.24 Secondary Dwellings

A "secondary dwelling" means a self-contained dwelling that:

- Is established in conjunction with another dwelling (the "principal dwelling").
- Is on the same lot of land (not being an individual lot in a strata plan or community title scheme) as the principal dwelling.
- Is located within, or is attached to, or is separate from, the principal dwelling.

Secondary dwellings form an important form of affordable housing and are permitted on land zoned R1 in South Jerrabomberra.

Studio apartments in South Jerrabomberra are a type of secondary dwelling characterised as a self contained dwelling located above a garage. They take the form of a single multifunctional room which serves as a living room, dining room and bedroom with facilities for a kitchen and bathroom. Clothes washing facilities must also be provided.

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Objectives:

- 1) Secondary dwellings should not adversely impact upon the existing or future amenity (overshadowing, privacy or visual) of any adjoining land upon which residential development is permissible and shall be developed in a complementary architectural style, materials and colours to the principal dwelling.
- 2) Secondary dwellings need to be compatible with the character of the surrounding buildings.
- 3) Secondary dwellings and studio apartments must provide for passive surveillance to rear lanes.
- 4) Secondary dwellings and studio apartments must share the open space and parking facilities available on the site.



Studio apartments above garages



Option for self contained studio utilising space above the garage.
Passive surveillance over the laneway designed to complement the overall development

Controls:

- a) Secondary dwellings (including studio apartments) shall not be strata titled.
- b) For secondary dwellings located on blocks larger than 450m² the controls specified in Schedule 1 of the *State Environmental Planning Policy (Affordable Rental Housing) 2009* will apply.
- c) For secondary dwellings (including studio apartments) located on blocks smaller than 450m² the requirements of Table 2 will apply.

Note: Secondary dwellings may be constructed as complying development under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

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Table 2: Studio Apartments/Secondary Dwellings

Studio Apartments		Controls
Lot size		<450m ²
Floor Area (max)		60m ² or 30% of the total floor area of the principal dwelling
Setbacks		
<ul style="list-style-type: none"> • Front/secondary • Side 		<p>Same as principal dwelling</p> <p>Zero or garage setback</p>
Setback to rear/rear laneway		3.0m
Setback where located over garage		Same as garage
Additional requirements for studio apartments		<p>(a) Studio apartments should not be located over garages directly opposite in a private driveway unless adequate separation for privacy is achieved.</p> <p>(b) Side facing windows shall not be provided.</p> <p>(c) A balcony is to be provided off the living area to address the rear lane.</p> <p>(d) Studio apartments shall be constructed above the garage and have a floor area no greater than the garage.</p>



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Part 7

General Residential Controls Small Lot, Multi Dwelling Housing, Dual Occupancies, Residential Flat Buildings and Shop Top Housing

Date adopted by Council:	11 February 2015
Resolution number:	PDRC006/15
Reference number:	C1522972
Notification:	6 March 2015

Part 7 - General Residential Controls – Small Lot, Multi Dwelling Housing, Dual Occupancies, Residential Flat Buildings and Shop Top Housing

Section A: Streetscape and Urban Character

7.1 Introduction

This Section contains the controls for small lot Housing Multi Dwelling Housing, Dual Occupancies, Residential Flat Buildings and Shop Top Housing. Development applications must consider these controls, as well as those contained within the *Queanbeyan Development Control Plan 2012* (QDCP 2012) referred to in paragraph 1.7 of this DCP.

These uses are defined in the appropriate Local Environmental Plan that applies to the land within South Jerrabomberra and are reproduced in the Glossary attached as a guide only.

7.2 Streetscape

Streetscape and Urban Character is made up of the visual elements of a street, including the road, adjoining buildings, fencing, trees and open spaces, etc, that combine to form the desired urban character.

Objectives:

- 1) To promote new development that is of a scale and architectural quality which contributes to the existing and future desired built form and character of the various development areas.
- 2) To ensure that new development is sensitive to the landscape setting and environmental conditions of the locality especially where located in a Buffer Area (refer Staging Plan at Appendix 2)

The following additional objectives apply for Residential Flat Development and Shop Top Housing:

- 3) Establish a high quality residential environment where all dwellings within residential flat buildings and shop top housing have a good level of comfort and amenity.
- 4) Front buildings onto major streets with active uses.
- 5) Provide for a mix of type and size of unit ensuring that each unit has a designated secure storage space.
- 6) Encourage the development of mixed use residential/commercial development in the neighbourhood centre within easy walking distance of public transport.
- 7) Ensure that the design of mixed use developments maintains residential amenities, and preserves compatibility between uses.
- 8) Shop top housing is encouraged, particularly adjacent to or overlooking public spaces so as to provide 24/7 activity, surveillance, and perceived safety.

Controls:

- a) Development shall be generally in accordance with the Neighbourhood Structure Plan.

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- b) A mix of compatible materials compatible with the streetscape are to be used including masonry, timber and glass and the provision of simple and articulated building and roof forms.
- c) New buildings shall adhere to the minimum building line setbacks as set out in Table 1 Small Lot Housing and Table 2 Multi-dwelling housing, Table 3 Residential Flat Buildings and Table 4 Shop Top Housing. (Refer to Clause 4.1A of the appropriate LEP).
- d) On corner sites the façade treatment should address both street frontages in order to promote a strong and legible character while maintaining sight lines.
- e) Fencing should be designed to provide a clear distinction between private and public space and to encourage casual surveillance of the street.
- f) Fencing should be consistent with the established style and pattern of fences in the locality.
- g) Elements such as fences, walls, hedges, level changes and landscaping or a combination of these elements are to define the front boundary.



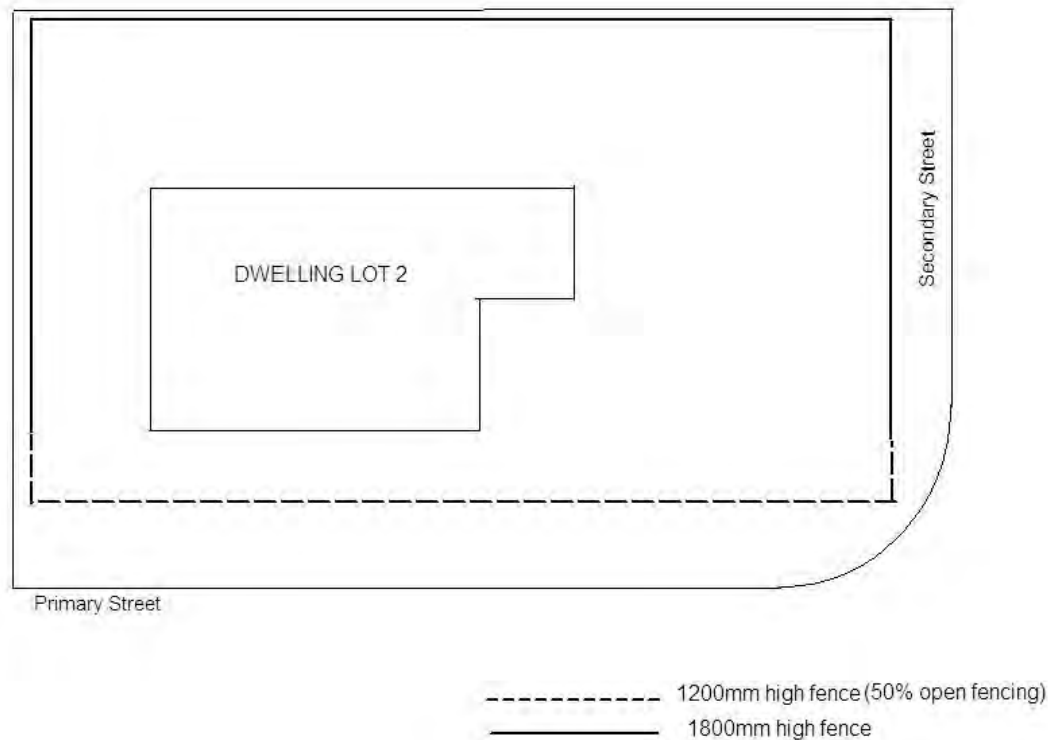
**Articulated Roof Form & Fencing
& Landscaping define the front boundary**



Façade treatment to address both streets

- h) Where front fences / walls are used they are to be a maximum height of 1.2m to the primary street frontage.
- i) Front fencing is to be predominately open in design, such as picket fences, hedges or palisade style fencing.
- j) Maximum height of fences to secondary street frontage is 1.8m. A fence on a secondary street frontage that is 1.8m must not extend more than 50% of the lot depth. Fences to secondary street frontage that extend beyond the 50% lot depth are considered to be front fencing and have a maximum height of 1.2m.
- k) Side fences between residential lots are to start at least 1m behind the primary building frontage of the dwelling.

Figure 1:- Fencing requirements.



7.3 Streetscape Laneways

Laneways have the potential to lack amenity, become neglected and create a streetscape that is undesirable and lacks safety and security. Laneways need to act as more than simply a services corridor and should develop their own activated streetscape.

Objectives:

- 1) To ensure that laneways are constructed in a manner which promotes activation and safety through regular use and both active and passive surveillance.
- 2) To provide development that is of a scale and architectural quality which contributes to the laneway's streetscape.
- 3) To provide a visually acceptable streetscape through landscaping, articulation and setbacks along the laneways and through limiting laneway length.
- 4) To ensure the laneway's use as a service corridor is not compromised by a design which encourages inappropriate, unsafe parking, encourages the erection of obstructions or otherwise prevents the passage of service and resident vehicles.

Controls:

- a) Laneways shall be limited in length as provided in Part 5 of this DCP and constructed with decorative elements to break up the laneway surfaces.
- b) Laneways in adjacent housing blocks shall not be continuous over access streets to prevent the appearance of long, gun barrel laneways unless appropriate measures such as using staggered laneways are taken to eliminate the gun barrel effect.
- c) Changes in laneway direction to remove long straight lengths, is encouraged subject to meeting the minimum construction requirements for turning paths.
- d) Dwellings and garages shall be setback from laneways as provided in Tables 1, 2, 3 and 4.

- e) Rear fences to laneways shall be constructed so that they are a minimum 50% transparent material to improve surveillance of the laneway.
- f) Articulation of building forms and fencing shall be interspersed with drought resistant, soft landscaping to improve visual amenity. An area shall be provided on each laneway frontage to plant at least one medium sized tree. Landscaping treatments with pavers, gravel or similar hardstand materials is not acceptable.
- g) Laneways shall be provided with street lighting.

7.4 Building Form and Design

Objectives:

- 1) To ensure that the bulk, scale and height of proposed development provides good neighbour amenity and maintains an appropriate residential character.
- 2) To ensure that adequate sunlight access and ventilation for living areas and private open spaces of new and neighbouring dwellings is provided for.
- 3) Provide quality architecture through richness in detail and architectural interest and complementary to the particular precinct within South Jerrabomberra.
- 4) Provide legibility of building function.
- 5) Maintain pedestrian scale in the articulation of details on lower levels.
- 6) Ensure that balconies are integrated into the overall architectural form and detail of both residential flat buildings and shop top housing and contribute to the safety and liveliness of the street by allowing for casual overlooking.
- 7) Establish a high quality residential environment where all dwellings have a good level amenity.
- 8) Encourage the development of mixed residential/commercial developments in the neighbourhood centre within easy walking distance to public transport.
- 9) Ensure the design of mixed use developments maintains residential amenity and preserves compatibility between uses.
- 10) Ensure that there is separate entry provided for public vehicle parking and residential parking in shop top housing developments.
- 11) Residential development is generally located to take advantage of high amenity spaces and views, such as the Tralee Hills, Mount Jerrabomberra, or other public domain open spaces.

Controls:

Design

- a) Development is to exhibit a high degree of design quality and provide attractive street frontage by ensuring that all dwelling have a main element to address the street.
- b) The design of new development is to address shading from summer sun, ventilation and topography.
- c) 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.
- d) A development will need to separate commercial service requirements, such as loading docks, from residential access, servicing needs and primary outlook.
- e) Provide flexible building layouts which allow variable tenancies or uses on the first two floors of a building above the ground floor.

Articulation and Façade Treatment

- f) Large expanses of blank walls or 'glass box style' developments will not be permitted. As these are considered to be inconsistent with the desired character of South Jerrabomberra. Provide non-congruous balconies, awnings and screens.
- g) Avoid the use of blank building walls at the ground level.

- h) Provide fixed and/or operable sun screens and articulate façades.
- i) Select articulated elements which are integral with the building design and massing.
- j) Articulation zones shall be designed to adhere to the requirements set out in Tables 1,2,3 and 4.

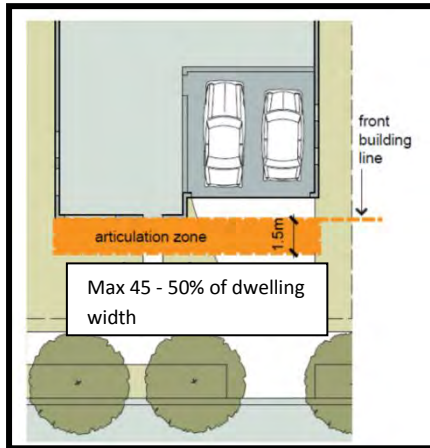


Figure 2 Articulation Zone

- k) The 'Articulation zone' consists of architectural elements which address the street frontage and assist in creating a character in an area. Elements permitted in the articulation zone include the following:
 - i. Entry feature or portico, awnings or other features over windows and sun shading, balcony (roofed or unroofed) or window box treatment to any first floor element, recessing or projecting architectural elements, open verandahs, bay windows or similar features.
- l) Vary façade treatment, setbacks, cantilevers and materials.

Building Entries

- m) Define building entries clearly using setbacks, canopies, different materials, textures and colours.

Roof Design

- n) Articulate roofs to provide a varied and interesting roofscape.
- o) Roof design is to:
 - ii. Minimise impact on tree-top skyline viewed from beyond the site.
 - iii. Avoid glare, high colour contrast and screen unsightly roof mounted services.
 - iv. Obscure roof mounted structures when viewed from higher dwellings and the public domain.
- p) Pitched hip and gable roof forms shall predominate.
- q) Strong colours and black shall be avoided.
- r) Roof design shall fully integrate and coordinate services. Antennae, plant and solar panels should not be viewed from public areas where practical.

7.5 Additional Building Form and Design Controls for Residential Flat Buildings and Shop Top Housing

Objectives:

- 1) Provide Shop Top Housing only in appropriate locations
- 2) Establish an attractive streetscape through high quality design where all dwellings as Shop Top housing have a good level of comfort and amenity.

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- 3) Provide for a mix of type and size of unit ensuring that each unit has a designated secure storage space.
- 4) Shop top housing is encouraged, particularly adjacent to or overlooking public spaces so as to provide 24/7 activity, surveillance, and perceived safety.
- 5) Shop top housing shall encourage activity on streets by providing awnings to ground floor retail, commercial or public uses.
- 6) Residential development is generally located to take advantage of high amenity spaces, such as the River, Park, or other civic spaces.
- 7) In development with shop top housing a separate entry is provided for vehicle and residential uses.
- 8) All developments must provide a designated secure storage space for each unit.



Shop-top housing Sawtell NSW

Controls:

- a) Development shall be located generally in accordance with the Neighbourhood Structure Plan.
- b) A mix of compatible materials compatible with the streetscape are to be used including masonry, timber and glass and the provision of simple and articulated building and roof forms.
- c) Development shall comply with the minimum standards as set out in Table 1 Shop Top Housing.
- d) On corner sites the façade treatment should address both street frontages in order to promote a strong and legible character while maintaining sight lines.
- e) Provide flexible building layouts which allow variable tenancies or uses on the first two floors of a building above the ground floor.
- f) 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.
- g) Separate commercial service requirements, such as loading docks, from residential access, servicing needs and primary outlook.
- h) Locate clearly demarcated residential entries directly from the public street.
- i) Clearly separate and distinguish commercial and residential entries and vertical circulation.
- j) Provide security access controls to all entrances into private areas, including car parks and internal courtyards.
- k) Provide safe pedestrian routes through the site, where required.
- l) Front buildings onto major streets with active uses.
- m) Avoid the use of blank building walls at the ground level.
- n) The design of Shop Top housing shall address:
 - i. Articulation to the street unless in the buffer area to Hume Industrial Estate
 - ii. Roof form to provide for visual variety
 - iii. Entrances which are easily identifiable

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- iv. Car parking to meet the needs of residents
- v. Allow for private open space/balconies, privacy, natural ventilation, daylight access, storage areas and a high level of amenity for residents.
- o) Where Shop Top Housing is located in proximity to existing and future noise and odour sources, or within the buffer area to the Hume Industrial estate, building design shall ensure that the impact of any of the existing activities in that adjoining area are minimised by:
 - i. Incorporating acoustic protection measures within the building design.
 - ii. Siting noise - sensitive rooms like habitable rooms away from the noise source
 - iii. Utilising design features such acoustic barriers, fences, mounding and landscaping.
 - iv. Views from habitable rooms and balconies to face away from the Hume Industrial Estate.
- p) Awnings are to:
 - i. Give continuous cover in areas which have a desired pattern of continuous awnings
 - ii. Complement the height, depth and form of the desired character or existing pattern of awnings
 - iii. Provide sufficient protection for sun and rain
 - iv. Contribute to the legibility of the shop top housing and amenity of the public domain by locating local awnings over building entries. Provide safe pedestrian routes through the site, where required.
 - v. Enhance safety for pedestrians by providing under-awning lighting.

The following additional controls apply for Residential Flat Buildings.

- a) Residential flat buildings shall be located generally in accordance with the Neighbourhood Structure Plan
- b) Residential Flat Buildings must be designed to be consistent with the principles outlined in *State Environmental Planning Policy (SEPP) 65 – Residential Flat Development and Residential Flat Design Code*.
- c) Residential flat buildings shall provide for the activation of roofscape where appropriate.

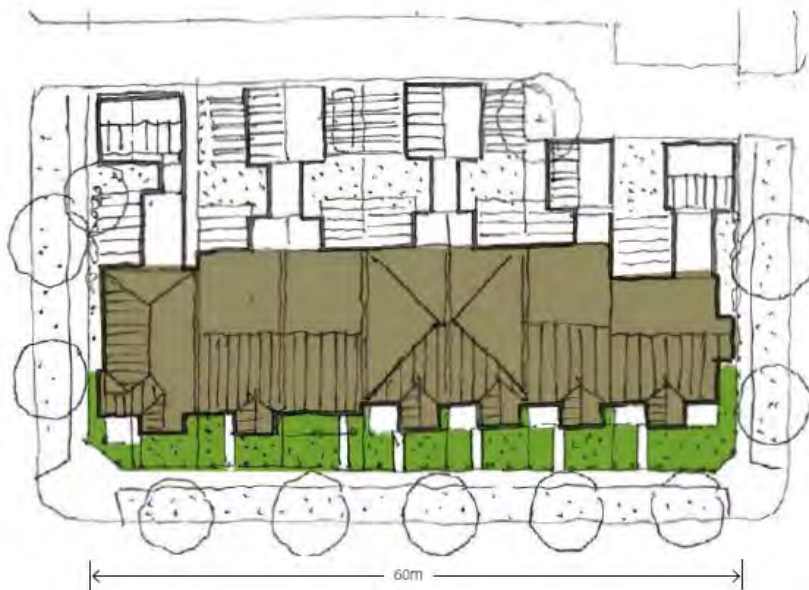


Articulated roof – Height variation - Parking from rear Individual dwellings expressed - Break in long lengths



Broken wall planes and Articulation

Figure 3: Maximum Wall Length – Attached Dwellings, Residential Flat Buildings and Shop Top Housing



7.6 Height and Floorspace

Objectives:

- 1) To promote a mix of housing and to control the scale of development to promote a low to higher density residential environment.

Controls:

- a) The maximum permissible floor space ratio for development within B1 Neighbourhood Centre and B4 Mixed Use zones shall be in accordance with the requirements of the relevant LEP (Refer to relevant Floor Space Ratio Map).
- b) The maximum heights shall be in accordance with the relevant LEP (Refer to relevant Height of Buildings Map).

7.7 Visual and Acoustic Privacy and View Sharing

Designing for privacy protects the ability of the occupants of the building to carry out functions within all rooms and private open spaces without visual intrusion. Visual privacy is influenced by site configuration, topography, scale of the proposed development, building layout and relationship to adjoining developments.

Visual and Acoustic Objectives:

- 1) To provide visual and acoustic privacy in residential dwellings and associated private open spaces.

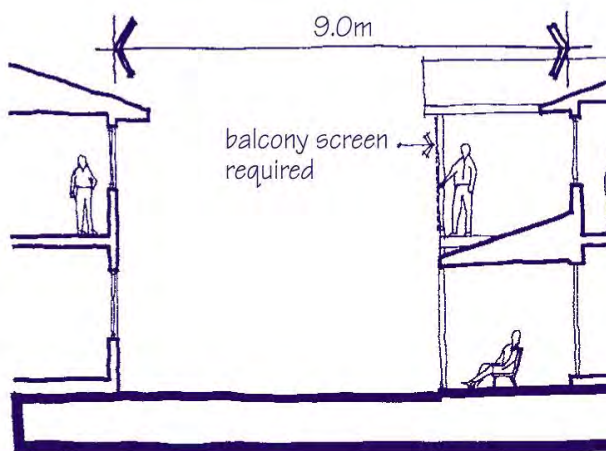
Visual and Acoustic Controls:

- a) Windows of upper-level habitable rooms and balconies are to be designed to avoid overlooking of the private open space of neighbouring properties.
- b) Appropriate screening, which is permanent, fixed and durable, is to be provided in cases where overlooking cannot be prevented.
- c) Narrow or high sill windows may be used to reduce overlooking. Unscreened outlooks into a habitable room on an adjacent dwelling are to have a minimum distance of 6m at the ground floor level or 9m on upper floor levels.

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- d) Screening is not required in circumstances where the windows are within non-habitable rooms (e.g. bathrooms, toilets, storage or laundries) and have translucent glazing or high sill windows
- e) Windows of upper-level habitable rooms facing a habitable room of a neighbouring dwelling within 9m are to:
 - i. Be offset by 1m
 - ii. Have high sill windows
 - iii. Have fixed obscure or frosted glazing installed in window above ground level of a dwelling where the sill height is less than 1.6m
 - iv. Balconies to have fixed obscure or frosted glazing
 - v. Provide other suitable solutions

Figure 4: Above ground floor a screen is required where setback is less than 9m from next door window
Source: Brisbane City Plan



Dual purpose privacy and shade screens on a residential flat development



Balcony privacy screen in residential flat development

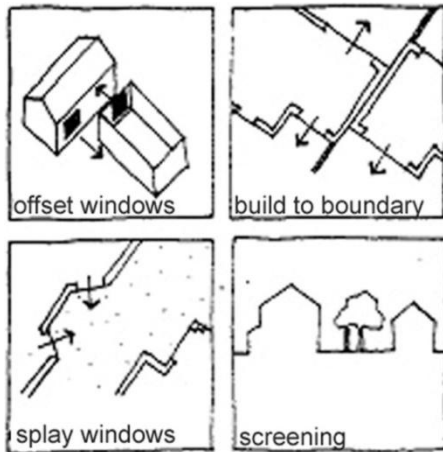


Figure 5: Position windows to limit overlooking

Visual and Acoustic Privacy Controls:

- a) Shared walls and floors to be constructed in accordance with the sound transmission and insulation requirements of the *Building Code of Australia*.
- b) Where residential development is proposed along a main road (Arterial or sub-arterial) Environmental Protection Authority's *Environmental Criteria for Road Traffic Noise Policy* is to be achieved through a combination of building setbacks, noise barriers and solid high fences and building design, layout and treatment.
- c) Where buildings adjoin any other major external noise sources (e.g. parking / recreation areas / services or loading & unloading area / air conditioning units, etc), proper consideration is to be given to the following design issues:
 - i. Appropriate separation.
 - ii. Use of buildings as noise buffers i.e. less sensitive land uses to be located closer to the noise source.
 - iii. Locating sensitive areas of use such as bedrooms away from noise sources.
 - iv. Use of acoustic glazing, solid-core doors, solid wall construction and other appropriate noise preventative design measures.
 - v. Separating plumbing for each dwelling and containing them to prevent transmission of noise between dwellings.
- d) Noise sources such as air conditioners, exhaust fans and the like shall be located away from sensitive areas such as bedrooms.

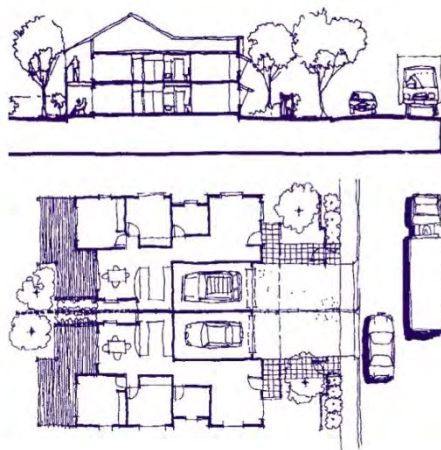


Figure 6: Areas not sensitive to noise provide buffers to noise sensitive areas

Source: Brisbane City Plan

7.8 Safety and Security

Objectives:

- 1) Maximise personal and property security for residents and visitors by ensuring siting and design of built form and open space are planned to facilitate casual surveillance to decrease the opportunity for crime.
- 2) Ensuring the community will utilise the streets, open space and other areas of the public realm with a perception of community safety.

Controls:

- a) Design buildings and landscaping in accordance with Part 2.9 of the *Queanbeyan Development Control Plan 2012 – Safe Design*.
- b) Provide safe pedestrian routes through the site, where required.
- c) Enhance safety for pedestrians by providing under-awning lighting in shop top housing developments.

7.9 Access and Mobility

This section of the DCP is informed by *Landcom's Universal Housing Guidelines 2008* which are based on a review of the *Australian Standards for Adaptable Housing and for Access and Mobility*. These principles support the 'Planning to Stay' concept.

This section contains key principles for designing houses that age with us.

Objectives:

- 1) To provide a diversity of apartment types, which cater for different household requirements now and in the future.
- 2) To encourage housing designs which meet the broadest range of the occupants' needs as possible.
- 3) To encourage adaptive re-use.

Controls:

Multiple Dwelling Houses and Residential Flat Buildings must 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.
- a) For adaptable housing direct and level access is to be provided from the car parking space to the dwelling or lift access.
 - b) Car parking spaces for adaptable dwellings shall have at least 6.0m in length with potential for 3.8m in width.
 - c) Front entrances are to have a minimum internal clearance of 850mm.
 - d) Internal entry level doorways to have a minimum internal clearance of 820mm.
 - e) Internal entry level corridors to have a minimum width of 1,000mm.
 - f) A living/family room; a room/space capable of being used as a bedroom; and a bathroom are to be located on the ground/entry level.
 - g) A living/family room is to be provided with circulation space of at least 2.25m diameter (clear of furniture).
 - h) Bedroom space (on ground/entry level) is to be large enough for a queen size bed and include wardrobe and circulation space (i.e. 3.5 x 3.2m/3.7 x 3.0m).

- i) One bathroom (on ground/entry level) is to have minimum dimensions of 2.4 x 2.4m, with hobless shower, full floor waterproofed and strengthened walls around the toilet and shower (at 700–1,500mm and 700–1,850mm above floor level respectively).
- j) Kitchen with a minimum of 2.7m between walls.
- k) Laundry with a minimum clear circulation space of 1.55m diameter.
- l) Window sills on the ground/entry level at a maximum height of 730mm above floor level (excluding the bathroom and kitchen).

Section B: Site Amenity

7.10 Pedestrian Access and Building Entries

Design is to focus on delivering high quality, safe and pleasant walking environments for pedestrians. Potential for pedestrian/vehicle conflict must be avoided in the design of developments. Pedestrian access must be enjoyable, logical and available equally to all people who live in, work or visit a development.

Objectives:

- 1) To promote developments which are well- connected to the street and contribute to the accessibility of the public domain.
- 2) To ensure that all users of developments, including people with strollers, wheelchairs and bicycles, are able to reach and enter shop, office, apartment, other use areas, and communal areas via minimum grade ramps, paths, access ways or lifts.

Controls:

- a) The planning of the site is to optimise accessibility for all to the development from the public domain.
- b) High quality accessible routes are to be provided to public and semi-public areas of residential buildings and the site, including major entries, lobbies, communal open spaces, site facilities, parking areas, public streets and internal roads.
- c) The main building entrance is to be accessible for all from the street and car parking areas.
- d) Residential entries are to be clearly demarcated directly from the public street and the commercial entries are to be separately distinguished from the residential entries
- e) Pedestrian ramps are to be integrated into the overall building and landscape design.
- f) Ground floor shops and apartments are to be designed to be accessible for all from the street.
- g) Pedestrian accessways and vehicle accessways are to be separated and clearly distinguishable.
- h) The provision of public through-site pedestrian accessways is to be considered in the development of all large sites.
- i) The access requirements from the street or car parking area to the entrances of buildings are to be clearly identified.

7.11 Principal Private Open Space and Landscape Design

Well designed buildings and landscaped areas work together, resulting in greater aesthetic quality and amenity for occupants and the adjoining public domain.

Principal Private Open Space (PPOS) is the 'breathing space' for development. It is required to be provided for amenity, environmental sustainability, solar access, visual privacy, natural ventilation, and opportunities for recreation and social interaction.

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PPOS is that part of open space primarily intended for outdoor living activities which enjoy a reasonable amount of privacy.

Landscape area refers to a permeable area of a lot that is capable of growing plants, grasses and trees or containing impervious surfaces.

Objectives:

- 1) Provide sufficient open space for the reasonable recreation needs of residents.
- 2) Allow northerly aspect into the principal private open space of new residential buildings.
- 3) Provide for landscaping that is low maintenance in the long term without long term reliance on watering systems.
- 4) Landscape design shall optimize useability, privacy, equitable access and respect for neighbour's amenity as well as providing areas for deep soil planting.
- 5) Principal private open space shall provide a pleasant outlook.

Controls:

- a) PPOS shall be provided in accordance with Tables 1, 2 and 3.
- b) The PPOS is to be:
 - i. Located behind the building line to the main street frontage,
 - ii. Directly accessible from, and adjacent to a habitable room, other than a bedroom,
 - iii. Located to have a northerly aspect where practical.

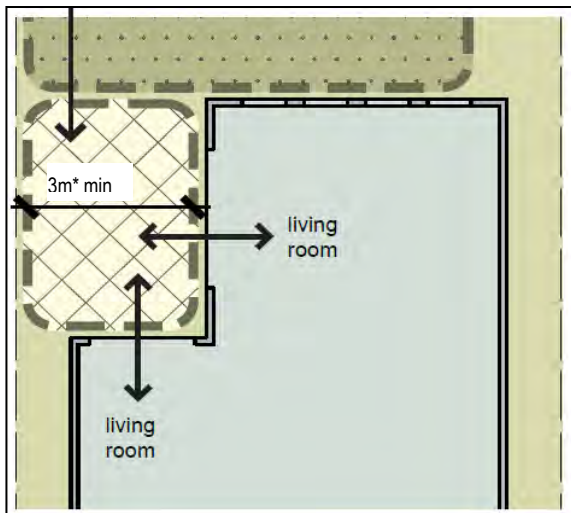


Figure 5 Principal Private Open Space 24m² min – single dwelling

* 3m min. for lots less than 600m². Refer to Table 1 for other lot sizes

- c) A landscape plan is to be prepared in relation to private and communal open space in the case of Multi-Unit/Dual Occupancy development, Residential Flat Buildings and Shop-top Housing. Such a landscaping plan must be prepared by a Council accredited consultant in accordance with Part 2.6 Landscaping of the *Queanbeyan Development Control Plan 2012*.

7.12 Car Parking and Garages

Objectives:

- 1) To ensure adequate provision of secure and accessible onsite parking for residents and visitors.
- 2) To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety.
- 3) Provide safe and functional parking areas.
- 4) To integrate the location and design of car parking with the design of the site and the building.
- 5) Ensure the house facade is dominant, with the garage a recessive element in the streetscape.

Controls:

- a) All on-site parking is to be provided in accordance with the Tables 1, 2 and 3.
- b) The provision of parking meets the needs of the activity associated with any land use to be accommodated on the site.
- c) Provide security access controls to all entrances into private car parking areas
- d) Car parking structures shall be incorporated into the design of residential flat buildings so to not dominate the appearance of the building when viewed from public streets or internal roads.
- e) All off street parking (including parking spaces and manoeuvring areas) shall be designed in accordance with *AS/NZS 2890.1-2004 – Parking Facilities, Part 1: Off Street car parking* and *AS2890.2-2002, Part 2: Parking Facilities, Part 2: Off-street commercial vehicle facilities* and in accordance with Part 2 of the *Queanbeyan Development Control Plan 2012*.
- f) Parking may be provided in tandem where two spaces are provided for one dwelling.
- g) Garage doors of residential development are to be set back at least:
 - i. 1m behind the façade of the home.
 - ii. 5.5m from the street boundary to allow another car to park on site in the driveway if necessary.



Garage set back to rear laneway



Garages setback from front building line

- h) Double garages are only permitted on lots 12.5m wide or greater.
- i) Garages on corner lots shall be preferably accessed from the secondary street.
- j) Driveways to be a minimum of 1.5m from street trees.
- k) Provide landscaping between the driveway and the side boundary.

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- l) Where bicycle parking is provided in multi unit and residential flat buildings such bicycle parking is to be located in proximity to building entrances in highly visible and illuminated areas to minimise theft and vandalism.
- m) Garages are to be treated as an important element of the dwelling facade and are to be integrated with and complementary, in terms of design and material, to the dwelling design.
- n) Garage doors are to be visually recessed through use of materials, colours, and overhangs.
- o) When facing the street, the maximum total width of a garage or carport door is to be 50% of the building facade length.
- p) Garages and covered parking spaces with a column or structure on one or both sides are to be at least 5.5m long with a clear width of at least 3m and a clear height of 2.2m.
- q) Long straight driveways (gun barrel developments) are to be avoided.
- r) Large expanses of concrete or sealed surfaces are to be avoided. Different surface treatments to be utilised.
- s) The opening of basement parking spaces shall not occupy more than 50% of the total width of the street elevation of the building. This does not apply to rear lanes.
- t) No parking is required for secondary dwellings (including studio apartments).
- u) In finalising the parking numbers required the total number is to be rounded up to the next whole number.
- v) Parking provision shall provided at a rate of not less than one disabled space per disability unit in accordance with Australian Standards 2890.1 and Part D3.5 of the *Building Code of Australia* for parking located at ground level.

Note: If there are any inconsistencies between the SJDCP and QDCP, then the SJSCP prevails.



Basement Parking entries incorporated into design of residential flat building

7.13 Site Facilities

Objectives:

- 1) To have adequate provision made for site facilities including: garbage areas, mail boxes, service meters etc.
- 2) To have site facilities that are functional, accessible and easy to maintain.
- 3) To have site facilities thoughtfully and sensitively integrated into development so as not to be obtrusive, noisy or unsightly.

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Controls:

- a) Refer to 7.16 for specific waste storage area requirements.
- b) Communal waste bin enclosure areas are to be located so as to:
 - i. Conceal their contents from view from the dwellings, public places and adjacent properties,
 - ii. Avoid creating an odour nuisance for dwellings on property and adjoining properties,
 - iii. Avoid creating a noise nuisance during servicing for dwellings on the property and on adjoining properties, and
 - iv. Be incorporated into the landscaping if provided at ground level.
- c) One television antenna is provided to serve all dwellings in a residential flat building. Likewise for other communication antennae or dishes.
- d) Each dwelling is provided with a lockable external store of waterproof construction with a minimum volume of 6 cubic metres. A lockable garage or locker in a carport is acceptable.
- e) Appropriately designed, clearly visible signage is to be provided indicating the address (and name) of the building for ease of identification.
- f) Developments are to be provided with secure, open air clothes drying facilities screened from street view.
- g) Open air, common clothes drying facilities are provided to be easily accessible to all residents and visually screened from streets and other public areas. If clothes drying facilities are located on private balconies, 2m² is to be provided in addition to the minimum private open space requirements and screened when viewed from outside the development.
- h) Mechanical plant design is to be designed as integral to the building and structure. Mechanical plant for individual apartments (such as air conditioner heat pumps) is to be visually and acoustically screened from public spaces and neighbouring dwellings.
- i) Mailboxes are to be convenient for residents and delivery services. They should be provided in a safe, secure, well lit location. Mail boxes must be located on the site and shall not be erected on the road verge.

Table 1: Small Lot Housing

Small Lot Housing		
Lot Size	170 < 250m ²	250 < 330m ²
Lot Width (min)	6.0m	6.0m
Site Coverage	70% including all ancillary buildings	70% including all ancillary buildings
Building height	As per relevant LEP Height of Buildings Map	As per relevant LEP Height of Buildings Map
Front setback min (excluding garages and carports)	3.0m	3.0m
Corner Lot – Secondary Setback (excluding garages and carports)	1.5m	2.0m
Garage setback to front boundary	5.5m	5.5m

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Small Lot Housing		
Lot Size	170 < 250m ²	250 < 330m ²
Corner Lot – Secondary setback for garages and carports	5.5m	5.5m
Articulation Zone may encroach within front setback	Measured from the minimum setback of the lot, 1.5m encroachment for 45 - 50% of the width of the dwelling on the side at which the articulation zone is proposed.	
Side setback min	0.9m (0m for zero lot line)	0.9m (0m for zero lot line)
Zero Lot Line requirements	70% of the depth of the lot (for 1 storey) 50% (for 2 storeys) For lots that have a width measured at building line of at least 6m but less than 8m, the building may be built to both side boundaries.	70% of the depth of the lot (for 1 storey) 50% (for 2 storeys) For lots that have a width measured at building line of at least 6m but less than 8m, the building may be built to both side boundaries.
Rear setback min where there is no rear laneway for building wall height up to 4.5m	3.0m for building height up to 4.5m May be reduced to 1m for 30% of southern or western boundary – single storey only	3.0m for building height up to 4.5m May be reduced to 1m for 30% of southern or western boundary – single storey only
Rear setback min where there is no rear laneway for building wall height greater than 4.5m	4.0m	4.0m
Rear setback min to private or public laneway for a garage or carport	0m	0m
Landscaped area min (Permeable area, grasses, trees etc)	10% of the area of the lot 50% of the landscaped are must be located behind the building line of the primary road.	10% of the area of the lot 50% of the landscaped are must be located behind the building line of the primary road.
Principal Private Open Space (PPOS) Minimum area	24m ² PPOS is to be directly accessible from living areas, with a minimum width of 3m and located behind the building line to the main street frontage Where lots have a width of at least 6m but less than 10m, the PPOS can be reduced to 16m ²	24m ² PPOS is to be directly accessible from living areas, with a minimum width of 3m and located behind the building line to the main street frontage Where lots have a width of at least 6m but less than 10m, the PPOS can be reduced to 16m ²
Solar access to	Private open space will be North facing where practical.	

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Small Lot Housing		
Lot Size	170 < 250m ²	250 < 330m ²
principle private open space (as measured between 9am and 3pm on 21 June)	Minimum 3hrs to 50% of principal open space. 3hrs to adjoining living room windows and PPOS on neighbour's land.	
Car parking spaces - minimum number	1 space required per dwelling with 1 permissible forward of the building line. If a space is to be provided forward of the building line, it is to remain uncovered and not enclosed.	
Garage to house frontage (front façade only)	Total width of all the door openings must not exceed: <ul style="list-style-type: none"> 3.2m on lots 8m to 12m wide measured at the building line, or 6m if the lot is greater than 12m wide measured at the building line. 	
Underground parking	Not permitted	Not permitted
Earthworks	1.5m Maximum cut and fill	1.5m Maximum cut and fill
Fences and retaining walls	<p>Forward of the building line – Be no more than 1.2m above ground level (existing) and be open style for at least 50% of the upper 2/3 of the area of the fence.</p> <p>Behind the building line – Be no more than 1.8m above ground level (existing).</p> <p>For sloping sites – at each step – 1.6m above ground level forward of the building line and 2.2m above ground level in any other case.</p>	
Clothes drying	Provide open air clothes drying area screened from public street	
Garbage area	<p>Locate behind building line</p> <p>Area must accommodate a minimum of 2 waste bins</p>	

Table 2: Multi Dwelling Housing and Dual Occupancy

Multi Dwelling Housing and Dual Occupancy	
Min lot size	Dual Occupancy – 600m ² Multi Dwelling Housing – 750m ² (Refer to Clause 4.1A of the QLEP (ST) 2012)
Min lot width	Dual Occupancy – 18.0 metres Multi Dwelling Housing – 25.0 metres
Site coverage max	40%
Building height	As per the relevant LEP
Articulation zone	1.5m (minor architectural feature over 45 - 50% building width)
Front setback min	6.0m
Corner lot - Secondary Setback (min)	Where facade length is less than 9m in length setback is 3.0 metres Where facade length is greater than 9m in length setback is 4.0 metres.
Garage setback to front or secondary boundary (min)	5.5m

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Multi Dwelling Housing and Dual Occupancy	
Side setback min	Up to 2 Storeys – 3.0m Subsequent stories – an additional 0.5m per storey
Rear setback min	4.0m
Garage setback to public or private rear lane	0m
Principal Private Open Space – On ground Minimum area	24m ² – North facing, directly accessible from living areas. Must have a minimum width of 4m to be counted as private open space. 50% of PPOS to be permeable and landscaped.
Principal Private Open space – Balcony Minimum area	Must be north facing 12m ² minimum area 2.0m minimum dimension (The minimum balcony PPOS requirements only apply where on ground PPOS cannot be provided – otherwise no restriction)
Solar access to Principal Private Open Space as measured between 9am and 3pm on 21 June	Minimum 3 hrs to 50% of POS. At least 80% of dwellings shall have living room windows and PPOS which receive a minimum of 3 hours direct sunlight into primary window surfaces. Minimum 3 hrs to adjoining living room windows and PPOS on neighbour's land.
Communal Landscaped Area (min)	20% (60% of communal open space to be landscaped as permeable surface, grasses, trees, etc). Deep soil zones required alongside and rear boundaries.
Car Parking – minimum number of spaces	1 bed- 1 space 2 bed - 2 spaces 3 bed - 2 spaces
Visitor parking - minimum number of spaces	3-5 dwellings – 1 space 6-10 dwellings – 2 spaces 11-15 dwellings – 3 spaces For every 5 units thereafter – 1 additional space
Underground parking	Underground parking permissible where the slope of the land provides the opportunity
Garage to building frontage (front façade only)	No more than 50% of street façade. Double width garage doors not permitted. Two separate doors are to be used with a min 230mm separation. No common gable over both doors.
Maximum length of multi dwelling buildings	Buildings should not exceed a total length of 60m. Wall planes should not exceed 15m in length without the roof and wall design being broken.
Minimum gap between multi dwelling buildings	6.0m
Earthworks	1.5m maximum cut and fill

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Table 3: Residential Flat Building

Residential Flat Building	
Minimum Lot Size	1000m ²
Lot width (min)	25m
Site coverage max	40%
Building Height	As per the relevant LEP
Front setback min	Residential Flat Buildings - 6.0m
Corner Lot Secondary Setback (min)	Residential Flat Buildings: Where facade length is less than 9m in length setback is 3.0m; Where facade length is greater than 9m in length setback is 4.0m
Articulation zone	1.5m articulation zone – 40% of width of building
Garage setback to front boundary (min)	6.0m
Garage setback to secondary boundary (min)	5.5m
Side setback min	Residential Flat Buildings: 3.0m – up to two storeys plus an additional 0.5m – for each floor over two storeys
Rear setback min (excluding garaging)	Residential Flat Buildings: 4.0m
Garage setback to rear public or private lane	0m
Principal Private Open Space minimum - On Ground	24m ² North facing, directly accessible from living areas minimum width of 4.0m. 50% of PPOS to be permeable and landscaped.
Principal Private Open Space Balcony minimum area	12m ² North facing directly accessible from living areas minimum width of 2.0m. (The minimum balcony PPOS requirements only apply where on ground PPOS cannot be provided – otherwise no restriction)
Solar access to Principal Private Open Space (PPOS) as measured between 9am and 3pm on 21 June	Minimum 3 hrs to 50% of PPOS. At least 80% of dwellings shall have living room windows and PPOS which receive a minimum of 3 hours direct sunlight into primary window surfaces. Minimum 3 hrs to adjoining living room windows and PPOS on neighbour's land.
Communal Landscaped Area (minimum)	20% (60% of communal open space to be landscaped as permeable surface, grasses, trees, etc). Deep soil zones required alongside and rear boundaries.
Garage to building frontage (front façade only)	No more than 50% of street façade.

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Residential Flat Building	
Number of car spaces (min)	1 bed- 1 space 2 bed – 2 spaces 3 bed or more – 2 spaces 1 disabled space for each adaptable dwelling
Visitor parking	3-5 dwellings – 1 space 6-10 dwellings – 2 spaces 11-15 dwellings – 3 spaces For every 5 units thereafter – 1 additional space
Underground parking	Permissible – 3m set back to side boundaries Minimum basement floor to ceiling height - 2.2m
Earthworks	1.5m maximum cut and fill
Maximum length of residential flat building	Buildings should not exceed a total length of 60m. Wall planes should not exceed 30m in length without the roof and wall design being broken.
Minimum gap between residential buildings	6.0m

Table 4: Shop Top Housing

Shop Top Housing	
Minimum Lot Size	1000m ²
Lot width (min)	25m
Site coverage max	40%
Building Height	As per the relevant LEP
Front setback min	First Storey (Ground floor) – Zero setback Second Storey – Zero setback Subsequent Storeys – 6.0m
Corner Lot Secondary Setback (min)	First Storey (Ground Floor) -Zero setback Second Storey – Zero setback Subsequent Storeys – 4.0m
Side setback min	First Storey (Ground Floor) -Zero setback Second Storey – Zero setback Subsequent Storeys – 4.0m
Rear setback min (excluding garaging)	First Storey (Ground Floor) -Zero setback Second Storey – Zero setback Subsequent Storeys – 4.0m
Articulation zone	1.5m articulation zone – 45-50% of width of building
Principal Private Open Space Balcony Minimum area	12m ² North facing directly accessible from living areas minimum width of 2.0m. (The minimum balcony PPOS requirements only apply where on ground PPOS cannot be provided – otherwise no restriction)

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Shop Top Housing	
Solar access to Principal Private Open Space (PPOS) as measured between 9am and 3pm on 21 June	<p>Minimum 3 hrs to 50% of POS.</p> <p>At least 80% of dwellings shall have living room windows and PPOS which receive a minimum of 3 hours direct sunlight into primary window surfaces.</p> <p>Minimum 3 hrs to adjoining living room windows and PPOS on neighbour's land.</p>
Communal Landscaped Area (min)	<p>20% (60% of communal open space to be landscaped as permeable surface, grasses, trees, etc).</p> <p>Deep soil zones required alongside and rear boundaries.</p>
Number of car spaces (min)	<p>1 bed- 1 space</p> <p>2 bed – 2 spaces</p> <p>3 bed or more – 2 spaces</p> <p>1 disabled space for each adaptable dwelling</p>
Visitor parking	<p>3-5 dwellings – 1 space</p> <p>6-10 dwellings – 2 spaces</p> <p>11-15 dwellings – 3 spaces</p> <p>For every 5 units thereafter – 1 additional space</p>
Underground parking	<p>Permissible – 3m set back to side boundaries</p> <p>Minimum basement height - 2.2m</p>
Earthworks	1.5m maximum cut and fill
Maximum length of shop top housing	<p>Buildings should not exceed a total length of 60m.</p> <p>Wall planes should not exceed 15m in length without the roof and wall design being broken.</p>
Minimum gap between residential buildings	6.0m

Section C: Energy Efficiency and Environmental Management

7.14 Solar Access

A significant element of the level of amenity of a dwelling is its access to sunlight. Maximising solar access to dwellings, particularly principal living spaces also has significant benefits for energy conservation.

Objectives:

- 1) Allow adequate daylight into habitable room windows.
- 2) Minimise the degree of over shadowing of neighbouring properties.
- 3) Encourage energy efficient principles and practices.

Controls:

- a) Buildings shall be sited and designed to maximise sunlight to north facing windows and private open space.
- b) PPOS shall not have sunlight reduced to less than three hours between 9am and 3pm on 22 June.
- c) Living areas are to generally have a northern orientation and be directly accessible to private open space areas.
- d) Windows are to be protected from direct summer sun with appropriate shading devices such as hoods, eaves or louvers.
- e) Windows to habitable rooms shall open to the sky or a verandah.



House with large windows facing north maximises solar access and a verandah down the western facade shades from summer afternoon sun.

7.15 Energy and Natural Ventilation

Designing for natural ventilation is one of the corner stone's of sustainable development, by eliminating the need for mechanical cooling of buildings. Natural air flow can be harnessed by the careful orientation of buildings and room windows.

Objectives:

- 1) Improve the energy efficiency and comfort of housing by designing to make the best use of natural ventilation.
- 2) Reduce energy consumption throughout the South Tralee area.
- 3) Promote greater energy efficiency and ecologically sustainable development.

Controls:

- a) Reduce energy consumption by precinct and site specific initiatives such as optimisation of street block orientation and exploring solar ready initiatives in housing

design. Buildings shall be designed and oriented to take optimal advantage of passive solar access and prevailing breezes.

- b) To reduce energy consumed by clothes drying machines, all dwellings are to be provided with secure, open air clothes drying facilities.
- c) Where feasible make use of solar energy and solar hot water.
- d) Setbacks of dwellings are to be developed to ensure the natural flow of air for cooling.
- e) Buildings are to be developed with a maximum internal dimension between openings of 14m to maximise natural ventilation.
- f) Ventilation of residential buildings can be achieved by permanent openings, windows, doors or other devices, which have an aggregate opening or openable size of not less than 5% of the floor area of the room.
- g) Locate openings on opposite sides of the room.
- h) Locate windows and openings in line with each other, and where possible, in line with prevailing breezes. A low level inlet and high level outlet is preferable.
- i) Consider strategic positioning and type of vegetation to modify wind.
- j) Incorporate window types that provide security while allowing for good ventilation.

The following additional controls apply for Residential Flat Buildings and Shop Top Housing.

- k) Residential Flat Buildings and Shop Top Housing are to be designed to ensure that a minimum of 60% of residential apartments in every building in a development are to be naturally ventilated



Openable roof top windows improve natural ventilation



Dual purpose sun shading and ventilation external louvers

7.16 Waste Management

Objectives:

- 1) To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction.
- 2) To encourage waste minimisation, including source separation, reuse and recycling.
- 3) To ensure efficient storage and collection of waste and quality design of facilities.

Controls:

- a) Each dwelling shall be provided with sufficient room on site to store 3 x 240L mobile garbage bins (MGBs). The minimum space required is 2300mm long by 750mm wide. Storage areas shall have an easily cleaned all weather surface.
- b) Storage areas shall be located so that:

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- i. MGBs are not visible from public view and located behind the building setback;
 - ii. MGBs can be transferred from their storage location to the street frontage for collection without needing to be wheeled over steps or through the dwelling unit.
- c) As a general rule MGBs shall not be wheeled more than 75 m. For aged persons or persons with a disability this shall not exceed 50m. Grades shall be less than 1:14.
- d) For multi unit developments with nine or more units or a frontage less than 20m and for residential flats each development shall be provided with an external communal storage bay for MGBs. Communal MGB's shall be stored in this area for the use of all occupiers. MGBs shall not be removed from the storage area by occupiers. Council's waste contractors will remove bins from the storage area, empty bins and place the emptied bins back in the storage area.
- e) Storage bays shall be located within 6m of the boundary on the road from which they will be serviced and shall be constructed as follows:
 - i. Wall height shall be a minimum of 1,200mm.
 - ii. Floors shall be a minimum 100mm reinforced concrete graded to drain to the outside.
 - iii. The opening to the storage area shall be a minimum of 2,000mm wide and where practical located so that it does not open directly onto the street.
 - iv. 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.
 - v. A paved path 2,000mm 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.
 - vi. For a single row of bins the minimum internal width of the storage area shall be 2,750mm. For a double row of bins (along each side of the enclosure) the minimum width is 3,500mm.
 - vii. An area 600mm wide x 750mm deep shall be provided for each MGB.
 - viii. Provision shall be made for the following number of MGBs - 1 x 240L MGB (red lid garbage) for every two units - 1 x 240L MGB (yellow lid bin) for every two units.
- f) 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.
- g) A graded wash down point connected to the sewer is permitted in the floor of roofed storage areas.
- h) It is recommended that a layby 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.

Note: For multi unit developments between 7 and 8 units please discuss the particular circumstances of the site with Council staff who will determine whether the single dwelling provisions or a communal storage area will need to be provided. In developments with particularly wide frontages the single dwelling provisions may be applied to developments with 9 or more units after discussion with Council staff.

7.17 Water Conservation

Objectives:

- 1) To optimise the conservation of potable water.

- 2) To minimise impacts of development on the hydrological regime of receiving waters including stormwater.

Controls:

- a) Development applications for new developments are required to include a Water Management Statement. This is a statement that summarizes proposed water management measures and expected performance levels compared to BASIX performance standards and should include details of how water usage is minimised and how the quality and quantity of water discharge from the site is managed, details of the potential for water recycling and rainwater harvesting and reuse options.
- b) Details of proposed installation of appliances and plumbing hardware, which are to have a minimum AAA Australian Standards rating are also to be provided.
- c) Rainwater tanks are required to be installed where BASIX certificates require such items connected to all new residential dwellings.

7.18 Stormwater Management

Objectives:

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

Controls:

- 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) onsite 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 onsite stormwater detention system will be required to reduce the velocity of stormwater discharge.
- c) Stormwater should be gravity drained to Council's drainage system, which may require inter - allotment drainage.
- d) An easement may be required over downstream properties. In this circumstance a letter of agreement from the owner(s) of the downstream properties is to be submitted with the development application.
- e) 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.
- f) If an easement is necessary over downstream properties this must be created prior to the development consent becoming active, that is, a deferred commencement consent would be issued in such cases where an easement is outstanding.
- g) The collection and pumping of stormwater upslope shall be limited to on-site stormwater harvesting and the pump out of underground car parks to provide discharge to the street gutter or stormwater system.

7.19 Soils and Salinity

Objectives:

- 1) To minimise erosion and sediment loss during and after construction.
- 2) To minimise water pollution due to erosion, siltation and sedimentation.
- 3) To ensure development will not significantly increase the salt load in existing watercourses within the site.
- 4) To ensure measures are implemented as part of the development to prevent any degradation of the existing soil and groundwater environment.
- 5) To minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils.

Controls:

- a) All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Soil and Water Management Plans, prepared in accordance with *Managing Urban Stormwater – Soils and Construction* (NSW Department of Housing 3rd Edition March 2004 ('The Blue Book')) are to be submitted with each subdivision development application.
- b) All sediment and erosion controls are to be installed prior to the commencement of any construction works and maintained throughout the course of construction until disturbed areas have been revegetated/established.
- c) Unless provided at the neighbourhood structure plan stage each subdivision application is to be accompanied by a salinity report prepared by a suitably qualified consultant, reporting on the conditions of the site, the impact of the proposed subdivision on the saline land, the mitigation measures that will be required during the course of construction and a requirement that the consultant signs off the project upon completion of works. Investigations and sampling for salinity are to be conducted in accordance with the requirements of Site Investigations for Urban Salinity (DNR).

7.20 Cut and Fill

Objectives:

- 1) Minimise the extent of excavation and fill.
- 2) Ensure that the built form responds to the topographical constraints of the locality and site.
- 3) Ensure dwelling designs allow for accessible driveway grades and safe vehicular movement.
- 4) Ensure that the amenity of adjoining residents is not adversely affected by any cut and fill operation.
- 5) To minimise the need for retaining walls.
- 6) To ensure that batters can be maintained and to limit the potential for soil erosion.

Controls:

- a) Excavation and fill on building sites shall be limited to a max of 1.5m. Greater depth may be considered by Council, if within the building envelope, suitably retained and/or stabilised and not visible from the street.
- b) Development applications are to identify the extent of proposed cut and/or fill land and provide justification for the proposed changes to the land levels.
- c) The maximum height of retaining walls is to be 1.0m.
- d) Where terraced walls are proposed the minimum distance between each step is 0.5m.

- e) A variation to the retaining wall heights can be considered with supporting justification and concurrence of the adjoining neighbours. Walls over 1m in height are to be designed/certified by a structural engineer.
- f) Batters are to be limited to a maximum gradient of 1 vertical: 4 horizontal.
- g) Proposed cut or fill in the vicinity of sewer and stormwater mains must comply with Council's *Development Adjacent to Water, Sewer and Stormwater Mains Policy*.

7.21 Water Sensitive Urban Design and Flooding

Objectives:

- 1) Ensure that all development within South Jerrabomberra incorporates stormwater reuse, retention and detention strategies to limit the changes to the hydrological regime of the receiving waterways with particular regard to cross border flows that could affect the Jerrabomberra wetlands in the ACT.
- 2) To minimise the impacts of development and associated infrastructure on the health and amenity of natural waterways.
- 3) Treat run-off from development such that it does not adversely impact on downstream flora and fauna during construction and post development phases.
- 4) Incorporate Water Sensitive Urban Design (WSUD) in the planning of the site layout and design and development to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.

Controls:

- a) Where appropriate Development Applications shall include a Stormwater Drainage Analysis, detailing stormwater runoff volumes and velocities, addressing the management of water quality and quantity (having regard to all contributing catchments and downstream water bodies including those in the ACT), and in particular for a range of storm events and addressing the objectives of WSUD.
- b) Existing natural drainage lines shall form part of a stormwater and runoff drainage management system utilising soil conservation measures (including detention basins and or wetlands) to alleviate stormwater peaks and retain sediments and pollutants.
- c) Stormwater management strategies shall be adopted to maximize the efficient use of land and facilitate adequate allocation of land for these purposes.
- d) Stormwater management strategies shall be developed and implemented in a manner which addresses potential salinity hazards.
- e) Stormwater treatments are to be designed to meet the minimum level of performance which is a reduction in the stormwater peak run off flows to predevelopment levels for a range of storms ARI events.
- f) Stormwater management design is to maintain the existing hydrological regime for stream forming flows, with respect to peak flows and duration of flow through Hume or Jerrabomberra Creek.
- g) WSUD elements shall be incorporated into the design of all development.
- h) A Development Application shall include WSUD assessment that addresses:
 - i. The relevant site characteristics and constraints;
 - ii. Stormwater management strategies including treatment measures, reuse and maintenance requirements with particular regard to cross border flows;
 - iii. A rationale for the proposed strategies; and
 - iv. Evidence of stormwater modelling is to accompany all development applications for all proposed development except those for less than 10 dwellings.

7.22 Bushfire Management

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 .

A large scale map of fire hazard for the local government and surrounding area has been produced and certified by the Rural Fire Service and is available from Council. However it is at such a large scale that assessment by an applicant of individual sites is required to determine the level of potential bushfire threat. The assessment will identify standards which may affect the choice of building construction, landscaping and design. Depending on the assessment, some protective measures can be incorporated at little or no cost during construction.

Objectives:

- 1) Consider bushfire protection and management issues in land use planning and development decisions, to provide a safer environment for the community.
- 2) Manage vegetation to reduce potential bushfire attack in the vicinity of habitable buildings.
- 3) Design and siting of habitable buildings for the protection of life and to improve the survivability of the building during the passage of a fire front.
- 4) Provide safe access for emergency service personnel.
- 5) Ensure adequate water supplies are available to householders and emergency services to assist in the defence of habitable buildings against bushfire attack.
- 6) Establish a maintenance regime for fire protection for the life of the habitable building.

Controls:

- a) A Bushfire Assessment report is to accompany all development applications for lands identified as ‘bush fire prone’ on the Queanbeyan City Council Bush Fire Prone Lands Map. The report is to identify the vegetation type, distance to vegetation and slope under the hazard on the allotment and surrounding allotment, in order to establish the level of bush fire threat associated with the allotment.
- b) Assessment of bushfire threat must examine impacts on the proposed development from fire both on and approaching the site. It must also include an evaluation of the capacity of the existing road network serving the site to accommodate traffic in emergency situations, and consider emergency vehicle access to those parts of the site fronting a potential bushfire source.

7.23 Aboriginal Heritage

Objectives:

- 1) To ensure that any items of potential Aboriginal heritage significance is appropriately incorporated into the redevelopment of the South Jerrabomberra area.

Controls:

- a) Areas containing potential indigenous sites are identified at the Archaeological (Indigenous & European) Map contained within Appendix 3 for each relevant Neighbourhood. Development shall not proceed within these areas without appropriate investigation and consultation with the relevant local Aboriginal groups. The investigations are to identify, where required, conservation zones for the protection and management of archaeological deposits. A Plan of Management is to be prepared to address the ongoing protection and management of the

archaeological deposits. Any development application for development within these sites is to be accompanied by an Aboriginal Cultural Heritage Assessment Report that is supported by the comments of the local Aboriginal groups.

- b) Where development is to impact upon an identified Aboriginal site, an Aboriginal Heritage Impact Permit (AHIP) will need to be sought under *Section 90 of the NSW Parks and Wildlife Act 1974*.

7.24 European Archaeological Heritage

Objectives:

- 1) To protect the recognised European archaeological significance of the South Jerrabomberra area.
- 2) To ensure that information regarding the archaeological heritage significance of the area is incorporated into the development of the precinct.

Controls:

- a) Elements of European archaeological heritage significance are shown on Archaeological (Indigenous & European) map in Appendix 3 for each relevant Neighbourhood. Prior to any development that affects these elements a detailed assessment of heritage significance (Heritage Impact Statement) is to be undertaken which addresses the significance assessment criteria contained in the NSW Heritage Manual. An applicant is to demonstrate to Council how any proposed development that affects the identified elements responds to any identified archaeological constraints. If any relics are to be retained in situ, an applicant is to outline with the development application all management measures to ensure ongoing protection of the relics.

7.25 Tree Retention and Biodiversity

Objectives:

- 1) Development should minimise the loss of trees to protect scenic values, habitat and biodiversity.
- 2) Development should retain existing site trees that enhance natural or scenic values, control sunlight, or provide shade, shelter, habitat or screening.
- 3) The development should minimise the environmental impacts of clearing for bushfire hazard reduction.
- 4) To maintain or improve as much existing vegetation as practicable within the locality.
- 5) Reduce impacts of runoff from roads and impervious areas on adjacent lands.
- 6) To manage weeds on the site during and after construction to prevent the spread of weeds.

Controls:

- a) Development must provide filter and protection strips to natural drainage lines, watercourses, streams, foreshores of constructed drainage corridors, riparian habitat strips and exclusion zones for preserving vulnerable and/or significant remnant vegetation and species.
- b) All high recovery potential vegetation is to be retained within open space. The moderate recovery potential vegetation is to be retained, where possible, within open space but may be retained within private lots.
- c) Existing significant trees, in particular large hollow bearing trees, are to be retained wherever possible within development sites, public and community parks, streetscapes and riparian corridors.

- d) Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.
- e) Development must provide temporary tree/vegetation protection measures prior to any clearing works.
- f) Erosion and sediment controls during and after construction should have minimal impact on watercourses and remnant bushland.

7.26 Land Contamination Management

Objectives:

- 1) To minimise the risks to human health and the environment from the development of potentially contaminated land.
- 2) To ensure that potential site contamination issues are adequately addressed at the subdivision stages.

Controls:

- a) Development applications for development in Areas of Environmental Concern (AEC) as identified within each Neighbourhood in Appendix 3 shall be accompanied by the required level of investigative report as set out in accordance with *SEPP 55 – Contaminated Land and Council's Policy – Management of Contaminated Lands*.
- b) When redevelopment is proposed on a site where Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (e.g. residential, education, public recreation facility etc), Council may request a Stage 1 Preliminary Site Contamination Investigation.
- c) All investigation, reporting and identified remediation works must be in accordance with the protocols of Council's Policy – *Management of Contaminated Lands*, the *NSW Environmental Protection Authority's (Office of Environment and Heritage) Guidelines for Consultants Reporting on Contaminated Sites* and *SEPP 55 – Contaminated Land*.
- d) Prior to granting development consent, Council must be satisfied that the site is suitable, or can be made suitable for the proposed use. Remediation works identified in any RAP will require Council consent prior to the works commencing.
- e) Council may require a Site Audit Statement (SAS) (issued by a DECC Accredited Site Auditor) where remediation works have been undertaken to confirm that a site is suitable for the proposed

7.27 Odour

Objectives:

- 1) To ensure appropriate levels of odour amenity for future residents near the Hume Industrial Area.

Controls:

- a) Any proposed development within the Buffer Area (refer Appendix 2) that would be sensitive to odour will require to be accompanied by a detailed odour assessment.
- b) Landscaping within the buffer is required to reduce dust impacts.

7.28 Noise

7.27.1 Aircraft Noise Guidelines

Objectives:

- 1) To reduce the impact of aircraft noise in new dwellings and dwelling additions.

Controls:

- a) Based on the *Practical Ultimate Capacity ANEF* for Canberra Airport maximum noise levels across the site will be due to the departure of a long range 747-400. Based on AS2021:2000 a LA_{max} (slow) level of 78 dB(A) has been determined whereby the following ANR (Aircraft Noise Reduction) are required.
 - i. Sleeping areas, dedicated lounges 28 dB(A)
 - ii. Other habitable spaces (i.e. kitchens, rumpus rooms) 23 dB(A)
 - iii. Bathrooms, toilets, laundries 18 dB(A)
- b) To satisfy a), comply with the construction methods detailed in Appendix 4 or alternatively submit an acoustic report prepared by a suitably qualified acoustic consultant detailing how the construction will comply with AS 2021 - 2000, *Acoustics – Aircraft Noise Intrusion – Building Siting and Construction*.

7.29 Construction Waste

All construction waste contains resources that are useful. Recovering, recycling and using these as secondary resources reduces demand for landfill sites.

Waste includes:

- Any substance (whether solid, liquid or gaseous) that is discharged, emitted or deposited in such volume, constituency or manner as to cause an alteration in the environment.
- Any discarded, rejected, unwanted, surplus or abandoned substance.
- Any otherwise discarded, rejected, unwanted, surplus or abandoned substance intended for sale or for recycling, reprocessing, recovery or purification by a separate operation from that which produced the substance.
- Any substance prescribed by the regulation to be waste for the purpose of the *Waste Minimisation and Management Act 1995*.

Objectives:

- 1) Development should improve design and project management to maximise avoidance, reuse and recycling of subdivision debris and refuse, demolition waste and building/construction materials.
- 2) Building designs and construction techniques should minimise waste generation.

Controls:

- a) A Waste Management Plan must be provided for all development requiring construction works on site. The level of detail in the plan will reflect the scale of development being undertaken but will generally include details of:
 - i. The volume and type of waste to be generated.
 - ii. How waste is to be stored and treated on site.
 - iii. How and where residual material is to be disposed.
- b) The Waste Management Plan must be accompanied by drawings with specific details showing:
 - i. On site sorting and storage areas.
 - ii. Access for collection vehicles.
 - iii. Vegetation to be removed or retained.
- c) The Waste Management Plan must optimise recycling to reduce waste to landfill. The owner/applicant must provide relevant evidence to Council or the accredited certifier of compliance with the specified arrangements.

7.30 Landfill/Earthworks

It is common practice to use the term 'clean fill' to describe the material suited for landfill activity. However landfill carried out with material that contains building waste such as broken concrete slabs or bricks may be contaminated and present long term environmental problems particularly in flood affected areas.

The EPA requires that landfill uses only virgin excavated natural material (VENM) such as clay, gravel, sand, soil and rock.

Landfill with material that is mixed with any other type of waste excavated from areas of land contaminated with human made chemicals or which contains sulphidic soils is not acceptable.

Landfill with material other than VENM may require a licence from the EPA for a waste facility operation.

Objectives:

- 1) To ensure that any earthworks (excavation or filling) will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land.
- 2) Proposed development that includes any landfill activity using material other than VENM should be referred to the EPA as an integrated development assessment.
- 3) Development should minimise the amount of landfill required.

Controls:

- a) Adequate justification of the need for landfill to be deposited on a site must be provided.
- b) The type and origin of landfill material being used must be detailed. Landfill activity must only be undertaken using VENM such as clay, gravel, sand, soil and rock only must be used for land filling activities.
- c) Material that is mixed with any other type of waste which has been excavated from areas of land contaminated with human made chemicals as a result of industrial, commercial, mining or agricultural activities or which contains sulphidic ores or soils must not be used for landfill.
- d) Council may approve the addition of selected crushed inert materials to VENM for specific landfill activities.
- e) A scaled plan must be provided demonstrating the location of any existing features on the property such as drainage lines and infrastructure, vegetation, roads etc.
- f) A site plan prepared by a registered surveyor must be submitted demonstrating the existing levels of the property and proposed levels of the landfill.
- g) The extent of the fill including location, depth, direction and gradient slope of the surface and batter slopes must be clearly demonstrated on a plan.
- h) Landfill must not adversely affect the natural flow of drainage or runoff.
- i) Before granting development consent for landfill or earthworks, an applicant is to demonstrate to Council the following issues have been addressed:
 - i. The likely disruption of or any detrimental effect on existing drainage patterns and soil stability in the locality.
 - ii. The effect of the proposed development on the likely future use or redevelopment of the land.
 - iii. The quality of the fill or of the soil to be excavated, or both.
 - iv. The effect of the proposed development on the existing and likely amenity of adjoining properties.

- v. The source of any fill material or the destination of any excavated material.
- vi. The likelihood of disturbing Aboriginal objects or other relics.
- vii. Proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.

7.31 Development may be Subject to Additional Controls

Part of the land within the South Jerrabomberra area is subject to additional controls, as outlined in the relevant LEP. Please refer to Part 8 of this document.



South Jerrabomberra DCP 2015

Part 8

Environmental Management

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Part 8 - Environmental Management

8.1 Introduction

This section outlines the objectives and development controls relating to general environmental management issues to apply to all development at South Jerrabomberra.

8.2 Soils and Salinity

Objectives:

- 1) To minimise erosion and sediment loss during and after construction.
- 2) To minimise water pollution due to erosion, siltation and sedimentation.
- 3) To ensure development will not significantly increase the salt load in existing watercourses within the site.
- 4) To ensure measures are implemented as part of the development to prevent any degradation of the existing soil and groundwater environment.
- 5) To minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils.

Controls:

- a) All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Soil and Water Management Plans, prepared in accordance with *Managing Urban Stormwater – Soils and Construction (NSW Department of Housing 4th Edition March 2004 ('The Blue Book'))* are to be submitted with each subdivision development application.
- b) The development will need further consideration at the detailed development application stage at which stage it will be assessed with regard to intensity of the proposal.
- c) All sediment and erosion controls are to be installed prior to the commencement of any construction works and maintained throughout the course of construction until disturbed areas have been revegetated /established.
- d) Unless provided at the neighbourhood structure plan stage each subdivision application is to be accompanied by a salinity report prepared by a suitably qualified consultant, reporting on the conditions of the site, the impact of the proposed subdivision on the saline land, the mitigation measures that will be required during the course of construction and a requirement that the consultant signs off the project upon completion of works. Investigations and sampling for salinity are to be conducted in accordance with the requirements of Site Investigations for Urban Salinity (DNR).

8.3 Cut and Fill

Objectives:

- 1) Minimise the extent of excavation and fill.
- 2) Ensure that the built form responds to the topographical constraints of the South Jerrabomberra site.
- 3) Ensure dwelling designs allow for accessible driveway grades and safe vehicular movement.
- 4) Ensure that the amenity of adjoining residents is not adversely affected by any cut and fill operation.
- 5) To minimise the need for retaining walls.
- 6) To ensure that batters can be maintained and to limit the potential for soil erosion.

Controls:

- a) Excavation and fill on building sites shall be limited to a max of 1.5m. Greater depth may be considered by Council, if within the building envelope, suitably retained and/or stabilised and not visible from the street.
- b) Development applications are to identify the extent of proposed cut and/or fill land and provide justification for the proposed changes to the land levels.
- c) The maximum height of retaining walls is to be 1.0m.
- d) Where terraced walls are proposed the minimum distance between each step is 0.5m.
- e) A variation to the retaining wall heights can be considered with supporting justification and concurrence of the adjoining neighbours. Walls over 1m in height are to be designed/certified by a structural engineer.
- f) Batters are to be limited to a maximum gradient of 1 vertical: 4 horizontal.
- g) Proposed cut or fill in the vicinity of sewer and stormwater mains must comply with Council's Development Adjacent to Water, Sewer and Stormwater Mains Policy.

8.4 Water Sensitive Urban Design

Objectives:

- 1) Ensure that all development in the area incorporates stormwater, retention and detention strategies to limit the changes to the hydrological regime of the receiving waterways with particular regard to cross border flows that could affect the Jerrabomberra wetlands in the ACT.
- 2) To minimise the impacts of development and associated infrastructure on the health and amenity of natural waterways.
- 3) Treat run-off from development such that it does not adversely impact on downstream flora and fauna during construction and post development phases.
- 4) Incorporate Water Sensitive Urban Design (WSUD) in the planning of the site layout and design and development to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.
- 5) To ensure that stormwater and drainage systems for subdivisions or new allotments have sufficient capacity to cater for peak demand.
- 6) 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) Ensure that development incorporates stormwater, retention and detention strategies to limit the changes to the hydrological regime (flow rate and duration) of the receiving waterways.
- b) Incorporate WSUD in the planning of the site layout and design to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.
- c) Integrate WSUD into open space and streetscapes to collect and treat runoff from waterborne pollutants prior to discharge to receiving areas and waters
- d) The design of the stormwater management systems shall be integrated with the planning of the site layout and design.
- e) Protect and enhance creek corridors such as Jerrabomberra Creek and Dog Trap Gully Creek.
- f) Ensure that development does not adversely impact on the water quality, water quantity and habitat value of waterways.

- g) Encourage where appropriate recreation activities such as cycling and walking trails in the drainage corridors.
- h) Stormwater and drainage systems shall be designed and engineered to meet the objectives.

A Development Application shall include a WSUD assessment that addresses:

- i) The relevant site characteristics and constraints.
- j) Stormwater management strategies, including treatment measures, reuse and maintenance requirements with particular regard to cross border flows.
- k) A rationale for the proposed strategies.
- l) Evidence of stormwater modelling is to accompany all development applications for all proposed development except those for less than 10 dwellings.

8.5 Natural Hazards Objectives and Controls

Objectives:

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

Controls:

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

8.6 Bushfire Management

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

A large scale map of fire hazard for the local government and surrounding area has been produced and certified by the Rural Fire Service and is available from Council. However it is at such a large scale that assessment by an applicant of individual sites is required to determine the level of potential bushfire threat. The assessment will identify standards which may affect the choice of building construction, landscaping and design. Depending on the assessment, some protective measures can be incorporated at little or no cost during construction.

Objectives:

- 1) Consider bushfire protection and management issues in land use planning and development decisions, to provide a safer environment for the community.
- 2) Manage vegetation to reduce potential bushfire attack in the vicinity of habitable buildings.
- 3) Design and siting of habitable buildings for the protection of life and to improve the survivability of the building during the passage of a fire front.
- 4) Provide safe access for emergency service personnel.
- 5) Ensure adequate water supplies are available to householders and emergency services to assist in the defence of habitable buildings against bushfire attack.
- 6) Establish a maintenance regime for fire protection for the life of the habitable building.

Controls:

- a) A Bushfire Threat Assessment report must form part of all development applications for lands identified as 'bush fire prone' on the Bush Fire Prone Lands Maps. This assessment is to be prepared in accordance with "*Planning for Bushfire Protection*", by the Rural Fire Service and Planning NSW, and specify the mitigation and other measures required to comply with those Guidelines.
- b) Assessment of bushfire threat must examine impacts on the proposed development from fire both on and approaching the site. It must also include an evaluation of the capacity of the existing road network serving the site to accommodate traffic in emergency situations, and consider emergency vehicle access to those parts of the site fronting a potential bushfire source.
- c) Preparation of an assessment of threat from bushfire should include reference to:
 - i. NSW Rural Fire Service (RFS) – *Planning for Bushfire Protection* a guide for land use planners, fire authorities, developers and home owners.
 - ii. AS 3959, Construction of buildings in bushfire-prone areas.
 - iii. Consultation with Council.
- d) The recommendations of the Assessment report must be incorporated into the design of the proposed development. That design may require further amendment based on additional conditions which may be imposed by the approving authority (normally Council or the RFS).
- e) Subject to detailed design at development application stage, the location and widths of Asset Protection Zones are to be provided generally as follows:
 - i. Are to be located wholly within the development site.
 - ii. May incorporate roads.
 - iii. Are to be maintained in accordance with the *Planning for Bushfire Protection 2006* (RFS).
 - iv. Area to be generally bounded by a perimeter fire trail/road that is linked to the public road system at regular intervals in accordance with *Planning for Bushfire Protection 2006*.
- f) Reticulated water is to meet the standards contained within *Planning for Bushfire Protection 2006*. Water supply is to be via a ring main system, engineered to the requirements of *Australian Standard 2419.1-1994 Fire Hydrant Installations*.
- g) Dwellings adjacent to APZs are to be constructed in accordance with the requirements of Appendix 3 of *Planning for Bushfire Protection 2006* and *Australian Standard 3959 - Construction of Building in Bushfire Prone Areas*.

8.7 Aboriginal Heritage

Objectives:

- 1) To ensure that any Aboriginal heritage significance is appropriately incorporated into the redevelopment of the precinct.
- 2) To ensure that subdivisions respect and do not compromise archaeological sites and/or potential archaeological deposits or sites.

Controls:

- a) Areas containing potential indigenous sites are identified at the Archaeological (Indigenous & European) Map contained within Appendix 3 for each relevant Neighbourhood. Development shall not proceed within these areas without appropriate investigation and consultation with the relevant local Aboriginal groups. The investigations are to identify, where required, conservation zones for the protection and management of archaeological deposits.
- b) Where development is proposed within areas identified in the Archaeological (Indigenous & European) Map contained within Appendix 3 for each relevant

Neighbourhood. A Plan of Management is to be prepared to address the ongoing protection and management of the archaeological deposits. Any development application for development within these sites is to be accompanied by an Aboriginal Archaeological Report that is supported by the comments of the local Aboriginal groups.

- c) Where development impacts upon an identified Aboriginal site, the relevant permit including supporting information is to be sought under *Part 6 of the NSW Parks and Wildlife Act 1974*.
- d) 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.
- e) Measures undertaken as part of the subdivision to ensure compliance with any applicable statutory requirements.

8.8 European Archaeological Heritage

Objectives:

- 1) To protect the recognised European archaeological significance of the precinct.
- 2) To ensure that subdivisions respect and do not compromise heritage items or sites identified within heritage conservation areas.
- 3) To ensure that information regarding the archaeological heritage significance of the precinct is incorporated into the development of the precinct.

Controls:

- a) Items of European archaeological heritage significance are shown on Archaeological (Indigenous & European) map in within Appendix 3 for each relevant Neighbourhood. Prior to any development that affects these items a detailed assessment of heritage significance (Heritage Impact Statement) is to be undertaken which addresses the significance assessment criteria contained in the NSW Heritage Manual.
- b) Subdivision layout which respects the heritage significance or heritage items or sites within conservation areas.
- c) An applicant is to demonstrate to Council how any proposed development that affects the identified items responds to any identified archaeological constraints.
- d) If any relics are to be retained in situ, A Plan of Management is to be submitted outlining measures to ensure ongoing protection of the relics.
- e) Measures undertaken as part of the subdivision to ensure compliance with any applicable statutory requirements.

8.9 Development in Areas Subject to Aircraft Noise

Parts of the South Jerrabomberra area are subject to potential noise impacts from aircraft. Specific provisions within relevant Local Environmental Plans are to be addressed through any development application. (Refer Clause 7.3 of *Queanbeyan Local Environmental Plan (South Tralee) 2012* or Clause 6.4 *Queanbeyan Local Environmental Plan (Poplars) 2013*).

The objectives of the LEP provide that certain sensitive uses can be prevented from being located near the Canberra Airport and its flight paths. An aircraft noise assessment may be sought for any use which includes an accommodation component (including Shop Top Housing), hospital, school, church, child care centre, community facility and /or public building.

Council's Aircraft Noise Assessment Guidelines are included at Appendix 3 which may assist in meeting their obligations under AS2021-2000 where development is subject to clause 6.4 of *Queanbeyan Local Environmental Plan (Poplars) 2013* or to clause 7.3 of *Queanbeyan Local Environmental Plan (South Tralee) 2012*.

8.10 **Airspace Operations**

Parts of the South Jerrabomberra area located under flight paths to Canberra Airport. Specific provisions within relevant Local Environmental Plans apply to ensure the Limitations or Operations Surface for the airport is not compromised (Refer Clause 7.2 of *Queanbeyan Local Environmental Plan (South Tralee) 2012* or Clause 6.3 *Queanbeyan Local Environmental Plan (Poplars) 2013*).

Guideline C and in particular Attachment 1 of the National Airports Safeguarding Framework (2012) should be referred to with regard to mitigation measures to reduce the risk between wildlife and aircraft.

8.11 **Land in the Vicinity of Dunn's Creek Road**

Clause 7.5 of the *Queanbeyan Local Environmental Plan (South Tralee) 2012* outlines additional controls for land within the vicinity of the proposed Dunn's Creek Road.

Residential development along main (Arterial and Sub – arterial) roads is to achieve relevant standards to mitigate road traffic noise. Compliance with the EPA's *Environmental Criteria for Road Traffic Noise Policy* is to be achieved through separation of the building with the noise source (building setbacks), combined building setbacks with noise barriers or mounds, or solid high fences and building design, layout and treatment.

Appropriate controls will be determined through an acoustic assessment, by a suitably qualified Engineer, and to be incorporated into the design, prior to approval being granted. An acoustic assessment is to be submitted with the development application to Council.

8.12 **Land adjoining Hume Industrial Area and Goulburn/Bombala Railway**

Clause 7.4 of the *Queanbeyan Local Environmental Plan (South Tralee) 2012* requires that land uses within this area (mapped at Appendix 2) be subject to additional controls for the management of noise, vibration and other emissions.

The potential impacts on development, within the buffer by existing uses in this area are to be identified by a suitably qualified consultants prior to any development being approved. Mitigation measures are to be included in the siting and design of any use. Should mitigation measures alone not be to Council's satisfaction, increased separation of the use and the source may be required.

8.13 **Tree Retention and Biodiversity**

Objectives:

- 1) Development should minimise the loss of trees to protect scenic values, habitat and biodiversity.
- 2) Development should retain existing site trees that enhance natural or scenic values, control sunlight, or provide shade, shelter, habitat or screening.
- 3) The development should minimise the environmental impacts of clearing for bushfire hazard reduction.
- 4) To maintain or improve as much existing vegetation as practicable within the locality.
- 5) Reduce impacts of runoff from roads and impervious areas on adjacent lands.
- 6) To manage weeds on the site during and after construction to prevent the spread of weeds.

Controls:

- a) Development must provide filter and protection strips to natural drainage lines, watercourses, streams, foreshores of constructed drainage corridors, riparian habitat strips and exclusion zones for preserving vulnerable and/or significant remnant vegetation and species.
- b) All high recovery potential vegetation is to be retained within open space. The moderate recovery potential vegetation is to be retained, where possible, within open space but may be retained within private lots.
- c) Existing significant trees, in particular large hollow bearing trees, are to be retained wherever possible within development sites, public and community parks, streetscapes and riparian corridors.
- d) Native vegetation (canopy level) shall be provided, where possible within pocket parks, riparian corridors and street verges. Details of any planting shall be provided within a detailed Landscape Plan submitted at development application stage.
- e) Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.
- f) Development must provide temporary tree/vegetation protection measures prior to any clearing works.
- g) Erosion and sediment controls during and after construction should have minimal impact on watercourses and remnant bushland.
- h) Where required by Council, subdivision development applications are to be accompanied by a Weed Management Plan that identifies weed control measures during and after development.

8.14 Flora and Fauna Objectives and Controls

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. A Vegetation Management Plan will assist in managing the development site in order to ensure that existing conservation areas are protected from excessive disturbances.
- e) A vegetation Management Plan intended to assist in managing the development site in order to ensure that existing conservation areas are protected from excessive disturbances.
- f) A Vegetation Management Plan intended to assist in the ongoing biodiversity conservation and management of remnant native vegetation is met within a development and that inappropriate land modification activities are addressed.

8.15 Land Contamination Management

Objectives:

- 1) To minimise the risks to human health and the environment from the development of potentially contaminated land.
- 2) To require subdivisions which minimise the risk of contamination to future residents and employees.
- 3) To ensure that potential site contamination issues are adequately addressed at the subdivision stages.

Controls:

- a) Where required implementation of measures designed to remediate the land to a standard suitable for the proposed land use.
- b) Implementation of measures designed to achieve and comply with the applicable provisions of the applicable environmental planning instrument.
- c) Development applications for development in Areas of Environmental Concern (AEC) as identified within Appendix 2 shall be accompanied by a Stage 2 Detailed Site Investigation prepared in accordance with Council's Policy – *Management of Contaminated Lands*. A Remediation Action Plan (RAP) will be required for areas identified as contaminated land in the Stage 2 Site Investigation.
- d) When redevelopment is proposed on a site where Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (e.g. residential, education, public recreation facility etc), Council may request a Stage 1 Preliminary Site Contamination Investigation.
- e) All investigation, reporting and identified remediation works must be in accordance with the protocols of Council's Policy – *Management of Contaminated Lands*, the NSW EPA's (now Office of Environment and Heritage) (OEH) *Guidelines for Consultants Reporting on Contaminated Sites* and *SEPP 55 – Contaminated Land*.
- f) Prior to granting development consent, Council must be satisfied that the site is suitable, or can be made suitable for the proposed use. Remediation works identified in any RAP will require Council consent prior to the works commencing.
- g) Council may require a Site Audit Statement (SAS) (issued by a DECC Accredited Site Auditor) where remediation works have been undertaken to confirm that a site is suitable for the proposed use.

8.16 Odour

Objectives:

- 1) To ensure appropriate levels of odour amenity for future residents near the sewerage treatment plant.

Controls:

- a) If an odour impact assessment was not prepared as part of the Neighbourhood Structure Plan stage any residential development within 400m of the proposed or operating sewerage treatment plant is to be accompanied by a Level 3 Odour Impact Assessment (using the dispersion-modelling program CALPUFF) to verify the actual nuisance levels of odour generated by the sewerage treatment plant. The assessment is to be undertaken in accordance with the Department of Environment and Conservation's *"Approved Methods for Modelling and Assessment of Air Pollutants in NSW" 1985*.
- b) Any land identified by the odour Level 3 study as being within a nominated separation distance shall not be developed until it can be demonstrated to Council that changes to the operation of the sewerage treatment plant have resulted in removal of the odour source.

8.17 Construction Waste

All construction waste contains resources that are useful. Recovering, recycling and using these as secondary resources reduces demand for landfill sites.

Waste includes:

- Any substance (whether solid, liquid or gaseous) that is discharged, emitted or deposited in such volume, constituency or manner as to cause an alteration in the environment.
- Any discarded, rejected, unwanted, surplus or abandoned substance.
- Any otherwise discarded, rejected, unwanted, surplus or abandoned substance intended for sale or for recycling, reprocessing, recovery or purification by a separate operation from that which produced the substance.
- Any substance prescribed by the regulation to be waste for the purpose of the *Waste Minimisation and Management Act 1995*.

Objectives:

- 1) Development should improve design and project management to maximise avoidance, reuse and recycling of subdivision debris and refuse, demolition waste and building/construction materials.
- 2) Building designs and construction techniques should minimise waste generation.

Controls:

- a) A Waste Management Plan must be provided for all development requiring construction works on site. The level of detail in the plan will reflect the scale of development being undertaken but will generally include details of:
 - i. The volume and type of waste to be generated.
 - ii. How waste is to be stored and treated on site.
 - iii. How and where residual material is to be disposed.
 - iv. The Waste Management Plan must be accompanied by drawings with specific details showing:
 - v. On site sorting and storage areas,
 - vi. Access for collection vehicles, and
 - vii. Vegetation to be removed or retained.
- b) The Waste Management Plan must optimise recycling to reduce waste to landfill. The owner/applicant must provide relevant evidence to Council or the accredited certifier of compliance with the specified arrangements.

8.18 Landfill / Earthworks

It is common practice to use the term 'clean fill' to describe the material suited for landfill activity. However landfill carried out with material that contains building waste such as broken concrete slabs or bricks may be contaminated and present long term environmental problems particularly in flood affected areas.

The EPA requires that landfill uses only virgin excavated natural material (VENM) such as clay, gravel, sand, soil and rock.

Landfill with material that is mixed with any other type of waste excavated from areas of land contaminated with human made chemicals or which contains sulphidic soils is not acceptable.

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Landfill with material other than VENM may require a licence from the EPA for a waste facility operation.

Objectives:

- 1) To ensure that any earthworks (excavation or filling) will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land.
- 2) Proposed development that includes any landfill activity using material other than VENM should be referred to the EPA as an integrated development assessment.
- 3) Development should minimise the amount of landfill required.

Controls:

- a) Adequate justification of the need for landfill to be deposited on a site must be provided.
- b) The type and origin of landfill material being used must be detailed. Landfill activity must only be undertaken using VENM such as clay, gravel, sand, soil and rock only must be used for land filling activities.
- c) Material that is mixed with any other type of waste which has been excavated from areas of land contaminated with human made chemicals as a result of industrial, commercial, mining or agricultural activities or which contains sulphidic ores or soils must not be used for landfill.
- d) Council may approve the addition of selected crushed inert materials to VENM for specific landfill activities.
- e) A scaled plan must be provided demonstrating the location of any existing features on the property such as drainage lines and infrastructure, vegetation, roads etc.
- f) A site plan prepared by a registered surveyor must be submitted demonstrating the existing levels of the property and proposed levels of the landfill.
- g) The extent of the fill including location, depth, direction and gradient slope of the surface and batter slopes must be clearly demonstrated on a plan.
- h) Landfill must not adversely affect the natural flow of drainage or runoff.
- i) Before granting development consent for landfill or earthworks, an applicant is to demonstrate to Council the following issues have been addressed:
 - i. The likely disruption of or any detrimental effect on existing drainage patterns and soil stability in the locality.
 - ii. The effect of the proposed development on the likely future use or redevelopment of the land.
 - iii. The quality of the fill or of the soil to be excavated, or both.
 - iv. The effect of the proposed development on the existing and likely amenity of adjoining properties.
 - v. The source of any fill material or the destination of any excavated material.
 - vi. The likelihood of disturbing Aboriginal objects or other relics.
 - vii. Proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.

8.19 Additional Controls for Subdivision in a Buffer Area

The interface between new development, rural lands, environmental conservation zones and areas of high biodiversity value should consider appropriate transitions and design solutions which minimise any adverse impacts from development on these areas". Buffer Areas are shown on Structure Plan Map (Appendix 2).

8.19.1 Buffer to Hume Industrial Area and Goulburn / Bombala Railway

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Objectives:

- 1) The visual and acoustic buffer is to provide noise and vibration mitigation measures to protect the adjoining zones that allow for noise sensitive uses including dwellings such as shop top housing.
- 2) The visual and acoustic buffer land shall incorporate measures to minimise the visual impact of Hume on the South Jerrabomberra urban area.
- 3) Development within the visual and acoustic buffer land shall incorporate measures which mitigate noise and odour emissions where applicable.

Controls:

- a) Any development within the buffer shall not include noise sensitive uses.
- b) Noise and vibration mitigation measures shall be incorporated into the landscaping and any building design to protect development and occupants of the buffer land and the adjoining land to the east.
- c) The visual impact of Hume development is to be identified in visual catchments.
- d) Landscaping and building forms that screen and mitigate visual impacts shall be identified and incorporated into development to mitigate visual impact identified above.
- e) Any development able to accommodate people is to have habitable rooms located on the side facing away from the Hume industrial area while less sensitive rooms may be located on the side facing the industrial area.
- f) Future development is to provide residential amenity that conforms to relevant noise guidelines, including for Suburban Land in the *NSW Industrial Noise Policy (EPA 2000)*.
- g) Dense planting over 100 – 150 continuous metres on the Visual and Acoustic Buffer land is to be provided to screen uses at the Hume Industrial Estate.
- h) Earth mound or acoustic walls to 3m where vegetation or suitable land uses cannot be used.
- i) Where development will be impacted by noise or other emissions appropriate mitigation measures shall be incorporated into the design.
- j) To protect the integrity of areas recognised as having environmental significance development shall consider any adverse impacts and incorporate appropriate design solutions to address these.

8.19.2 Urban and Non-Urban Interface

Objectives:

- 1) Land use conflict between new development and farmland, areas of high biodiversity value should incorporate buffers is to be avoided and is to incorporate buffers to protect conservation areas from weeds, intrusion by humans and animals or blown litter.

Controls:

- a) Ensure the potential for land use conflict is considered at the subdivision stage.
- b) New urban development, rural settlement and other development in rural areas should be sited and designed so they do not interfere with legitimate and routine rural land uses on adjoining lands.
- c) Low density development is to be located at the perimeter of urban development. Subdivision at the interface shall be greater than 3,000m² and include nominated building envelopes.
- d) Selective tree removal within a designated building envelope no greater than 800m².

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- e) Landscaping on land at the interface shall not include any weed or invasive species.
- f) Development shall be setback a suitable distance from adjoining rural and environmental land to avoid potential land use conflict.
- g) Where required, buffers are to be incorporated to address land use conflict. Such buffers are to be sited within the development site.
- h) In circumstances where the proposed buffer does not satisfactorily deal with conflicts or impacts the proposed development must incorporate further measures to ensure that those impacts are addressed.



South Jerrabomberra DCP 2015

Part 9

Signage

Date adopted by Council:	11 February 2015
Resolution number:	PDRC006/15
Reference number:	C1523120
Notification:	6 March 2015

Part 9 - Signage

9.1 Introduction

This section of the Development Control Plan (DCP) applies to all signs erected or displayed outdoors, including those located outside or on the exterior of buildings, in residential areas, commercial areas, in open space areas and recreational areas.

This section of the DCP does not apply to directional signs such as road traffic and safety signs or informative signs such as street, suburb name signs or signs within reserves.

State Environmental Planning Policy No 64 – Advertising & Signage applies to this form of development and will be used to assess signs. Signs may be exempt under this policy where they meet applicable development standards. Signs may also be exempt where they meet applicable development standards under the *State Environmental Planning Policy (Exempt and complying development codes) 2008 Regulation*.

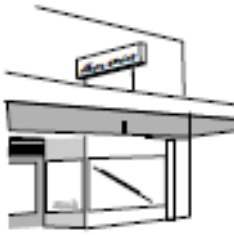
Objectives:

- 1) Maintain uniformity and orderly standards for advertising structures, as well as controlling the number and types of advertisements.
- 2) 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.
- 3) Ensure that advertisements and advertising structures do not detract from the streetscape and open space of the locality, nor lead to visual clutter through the proliferation of such advertisements.
- 4) Ensure that advertisements and advertising structures do not constitute a traffic hazard to motorists and pedestrians.
- 5) Corporate colours, logos and other graphics are encouraged to adhere to the controls under this section.
- 6) Ensure that advertisements and advertising structures do not interfere with the operation of traffic control signs and signals.
- 7) 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.
- 8) Reduce the proliferation of advertisements and advertising structures by requiring rationalisation of existing and proposed advertisements and the use of common directory boards.
- 9) The size and amount of information on signs is to be relative to the sign size to reduce the potential for clutter and increase their legibility.

9.2 Signage Structures and Displays Not Requiring Consent

The following statements and definitions are accompanied by illustrations. These illustrations are indicative only and are intended as a guide to assist the applicant to interpret sign types:

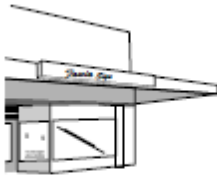
Above Awning Sign



Signage which is located above an awning or verandah but contained entirely below the roofline and not protruding beyond the extent of the awning or verandah.

Above awning signs are prohibited in the areas covered by this Plan.

Awning Fascia Sign



Signage attached flush to the fascia or return end of an awning, which does not project above, below or beyond the awning of a shop over a footpath.

Controls:

- One per occupancy fronting the street at ground level. No repetition of the same sign permitted for multiple occupancy sites or along the fascia of single occupancy sites,
- Maximum area 1.5m² and maximum depth of 400mm.

Billboard Sign



A sign supported by one or more columns or posts which are independent of any building or other structure.

Billboard signs are prohibited in the areas covered by this Plan.

Bunting

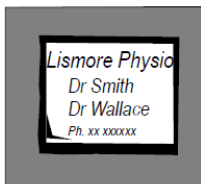


A string of lightweight coloured material or plastic secured at both ends but allowed to move freely. Bunting is only permitted for use at special events, festivals, sales etc.

Controls:

- The sign is not to be displayed earlier than seven days before an event and not exceeding seven days after the event.

Business Identification Sign



A business identification sign means a sign that indicates:

- The name of the person or business.
- The nature of the business carried on by the person at the premises or place at which the sign is displayed.
- That may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not include an advertising relating to a person who does not carry on business at the premises or place.

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Controls:

- a) 25% of the front elevation of a building on which it is displayed, with a maximum height of 3m or the height of the underside of any awning measured at a line at which it is attached to the building.
- b) A minimum height of 2.6m above a road or road reserve or road.
- c) Complies with the definition of business identification sign.
- d) Securely fixed by metal supports to the premises.

Chalk Board Sign

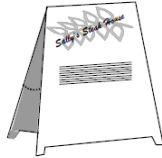
A portable advertisement displayed on a chalk board located on or outside a building used primarily to describe goods or services which may vary on a regular basis.

Controls:

- a) Maximum advertising area 1m².
- b) These signs must not be located on footpaths.
- c) One per occupancy.

Double or Single - Sided 'A' Frame Sign

A portable, free standing sign consisting of either two boards supporting each other in an 'A' configuration, or one board supported by one or more posts in an 'A' configuration.



Controls:

- a) Not more than 1m in height and 900mm in width.
- b) Placed on the public footway within 1m of the property boundary of the site.
- c) Placed not to obstruct traffic lights, lines of sight or the free flow of pedestrians.
- d) Sufficiently weighted down to prevent unintentional movement.
- e) Designed to prevent harm to other users of the public footway.
- f) Removed at the end of each day's trading or work on, or use of the site.
- g) The owner must hold current Public Liability Insurance extended to indemnify Council for a minimum of \$20,000,000 in respect of liability arising out of the sign being placed on the public street and has provided Council with a copy of the Insurance Certificate.
- h) One sign per premises.

Flush Wall Sign

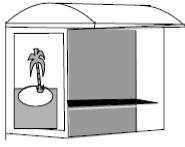
A sign attached to the side or front wall of a building and not projecting more than 100mm from the wall surface.



Controls:

- a) One per occupancy. No repetition of the same sign permitted for multiple occupancy sites or along the wall of single occupancy sites.
- b) Maximum area for side wall 3m². Maximum g area for front wall is 1.5m².
- c) Minimum of 2.6m above footpath pavement level.
- d) Does not obscure an architectural feature.

Furniture Sign



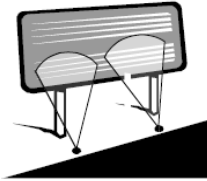
A sign fixed to furniture items such as seats, telephone boxes or bus shelters as an integrated part of the design of the furniture item.

Controls:

- a) Maximum of 2 signs per furniture item.
- b) Maximum area 1m² per sign.

Indirectly Illuminated Sign

A sign illuminated from a source external to the sign for the purposes of improving legibility.



Controls:

- a) Illumination shall not adversely impact the amenity of adjacent buildings/residences.

Internally Illuminated Sign

A sign which is lit from a light source contained within the sign.



Controls:

- a) Illuminated signs may be of any sign type and as such the size of the sign is limited to the maximum size permitted for that particular type of sign.
- b) Signs are not to be animated, flashing or moving.
- c) Signs are to comply with AS4282-1997 *Control of the obstructive effects of outdoor lighting*.

Kite, Banner or Flag

A piece of fabric supported on one or two sides by poles or ties and allowed to move freely.

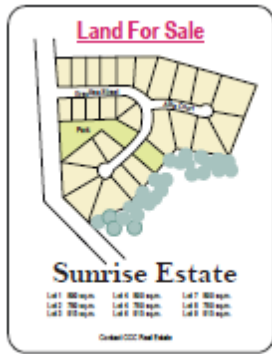


Controls:

- a) Maximum area 3m².
- b) Minimum of 2.6m above footpaths pavement level and 5m above vehicle pavement level.
- c) Maximum height 8m.

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Land Sale Sign



A sign whose specific purpose is to advertise land that is available for sale.

Controls:

- a) Maximum area 6m² for each 25 lots of development being sold.
- b) To be erected on the land that is for sale.
- c) To be displayed for no longer than 12 months.

Land Sale Directional Sign



A sign whose specific purpose is to direct potential purchasers and other interested parties to the location of land that is for sale.

Controls:

- a) Maximum advertising area of 0.3m² each for a maximum of 3 signs.
- b) To be displayed no longer than 12 months.

Multiple Identification Sign



A sign or group of signs containing a list of businesses or people occupying a shared tenancy or premises.

Controls:

- a) One multiple identification sign per multiple occupancy premises.
- b) 1.5m² per multiple occupancy premises with up to 5 occupancies. 0.75m² per multiple occupancy premises with more than 5 occupancies.

Neon Sign



An advertisement which is illuminated by either an internal or external light whether or not included in any other type of sign.

Controls:

- a) Neon signs may be of any sign type and as such the size of the sign is limited to the maximum size permitted for that particular type of sign.
- b) Signs are not to be animated, flashing or moving,
- c) Signs are to comply with AS4282-1997 *Control of the obstructive effects of outdoor lighting*.

Pole Sign



A single sign supported by one column or post which is independent of any building or other structure.

Controls:

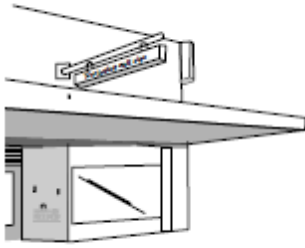
- a) Maximum height 10m.
- b) Maximum area 3m².

Poster Sign



A temporary advertisement usually in the form of a paper or lightweight cardboard or foam core board "poster" used for the purposes of displaying information about a local event or attraction.

Projecting Wall Sign



An advertisement attached to a building at one end and projecting away from the building façade but no protruding beyond the roadside edge of the awning or above the roof line of a building.

Projecting wall signs are prohibited in the areas covered by this Plan.

Real Estate Sign



A sign in respect of a place or premises to which it is affixed which contains only a notice that the place or premises is for sale or letting together with particulars of the sale or letting.

Controls:

- a) Up to 2 signs per premises whether the premises are a single occupancy or multiple occupancy building or site.
- b) Maximum area 3.5m² per sign.
- c) No closer than 3m apart.
- d) To be displayed no longer than 14 days after the letting of completion of sale.

Roof Sign



An advertisement erected on or above the parapet of a building that is wholly or partly supported by the building.

Roof signs are prohibited in the areas covered by this Plan.

Sponsorship Sign



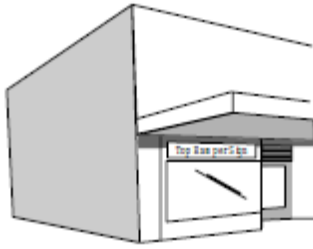
Signs on the playing surface or on the inside of a fence around the playing surface of a sporting facility displaying information about sponsors or products of sponsors of teams or organisations using the sporting facility.

Controls:

- a) Seen only from the inside of the ground or complex.

Top Hamper Sign

An advertisement attached to the transom of a doorway or display window of a building.

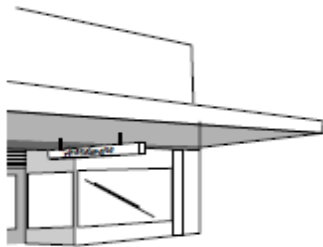


Controls:

- a) Not projecting more than 100mm from the face of the building and for a maximum area of 2.5m².

Under Awning Sign

Illuminated sign not to include flashing lights.



Controls:

- a) One per occupancy fronting the street at ground level.
- b) Minimum of 2.5m above footpath pavement level and no closer than 3m apart.
- c) Maximum area of 1.5m².

Window Sign

A sign painted or displayed on a shop window.



Controls:

- a) The sign shall occupy no more than 30% of the total window area.

9.3 Street Signs Comprising Regulatory Signs and Advisory Signs, Name Plates, Directional Signs and Advance Traffic Warning

Objectives:

- 1) Designed and constructed by or on behalf of the Council or the Roads and Maritime Services of New South Wales.
- 2) Structurally sound.
- 3) Designed, fabricated and installed in accordance with relevant SAA standards.



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Part 10

Neighbourhood Centre including Mixed Use Controls and Principles

Date adopted by Council:	11 February 2015
Resolution number:	PDRC006/15
Reference number:	C1523139
Notification:	6 March 2015

Part 10 – Neighbourhood Centre including Mixed Use Controls and Principles

10.1 Introduction

This section outlines the objectives, key controls and design principles relating to areas that require further design attention including the Neighbourhood Centres. A Neighbourhood Centre includes any land zoned Neighbourhood Centre, any land included in the Mixed Use zone and any Additional Development Area as identified on an LEP map. In South Jerrabomberra, they include the Neighbourhood Centres for the Poplars and South Tralee.

Before most types of development can be undertaken within these areas more detailed planning and design controls will be required to be implemented in the form of a DCP amendment to this Plan.

10.2 Overall Desired Future Character

The desired future character of the neighbourhood centres is of a low scale node of activity that meets the daily convenience shopping needs of the surrounding residential catchment. It will be designed to be accessed from walkable neighbourhoods and readily accessible by public transport as a transport node. (Refer Staging Plan at Appendix 2)

Development within the neighbourhood centre shall be sensitive to the character of the local area and shall enhance the local residential and environmental amenity through appropriate and sustainable urban design.

The Neighbourhood Centre will be designed to be attractive and safe for pedestrians. Public spaces shall be landscaped and articulated with street furniture and lighting and allow for active and passive recreation and/or spillout zone from adjoining retail or other uses.

Co-location of uses and facilities will be encouraged whilst incorporating the needs of health and aged care providers and facilities for young people within the Neighbourhood Centre. Due to the effects of aircraft noise limiting the potential for any residential development, Shop Top Housing cannot be located across the entire DCP area, including in the Poplars. Any development of this kind, where appropriate, is to be located and designed to avoid impacts from existing uses in the Hume Industrial Estate.

The Poplars

The desired future character of the Poplars will be a mix of office, light industrial, small scale retail, business and community uses that serve the needs of the people who live or work in the locality in a high quality urban designed setting.

The Poplars Neighbourhood Centre precinct is an area of approximately 7 ha located north of Tomsitt Drive. It generally supports business, office and retail premises but does not include uses like bulky goods. This precinct has a high quality urban design that is vibrant and attractive.

The Business Park precinct is an area of approximately 30ha located south of Tomsitt Drive primarily used to accommodate a business park, environmental conservation and private recreation. It will support a diverse range of business, office and light industrial uses in a

high quality built form and landscaped setting showcased through best practice site planning and urban design provisions with staff and customers in mind. Development should limit any impacts on surrounding neighbourhoods. Buildings are to be designed to respect the topography and landscape features.

South Tralee

The desired future character for the South Tralee neighbourhood centre will be a purpose built centre to accommodate the needs of the local community. The Neighbourhood Centre will provide a traditional main street shopping experience with an enjoyable pedestrian environment.

Objectives:

- 1) To create a vibrant, mixed use neighbourhood centre that provides a range of retail and community facilities that serve the local population as well as higher density housing options.
- 2) To ensure that the detailed design of the neighbourhood centre is undertaken in a coordinated manner in order to achieve a high quality urban design outcome.
- 3) Good quality development which has regard to adjoining development in minimising any adverse impacts.

Controls:

- a) 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 the Queanbeyan Development Control Plan 2012
- b) 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.

10.3 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.
 - 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) Ensure that advertisements and advertising structures do not interfere with the operation of traffic control signs and signals.

- 7) 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.
- 8) 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:

- a) Comply with the relevant controls in Part 9 Signage of this DCP for the type of sign proposed.

10.4 Safety and Security

Objectives:

- 1) To create an environment in which people feel safe to walk during the day and night.
- 2) Enhance public safety by reducing opportunities for crime to occur.
- 3) Improve observation of public and private spaces.
- 4) Optimise the use of public spaces and facilities by the community.
- 5) Promote the design of safe, accessible and well maintained buildings and spaces.

Controls:

- a) Comply with the relevant controls in Clause 2.2 of the Queanbeyan Development Control Plan 2012

10.5 Site Car Parking

Objectives:

- 1) Ensure that onsite parking for all development is provided to meet the anticipated demand of employees, residents and customers.

Controls:

- a) Comply with the relevant controls in Clause 2.2 of the Queanbeyan Development Control Plan 2012.

10.6 Change of Use

Objectives:

- 1) To encourage continued use and reuse of existing commercial premises to make the centre 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 a vibrant commercial centre.

Controls:

- a) Where the use of an existing building is to be changed 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 relevant LEP Instrument.

10.7 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.

10.8 Shop Top Housing

Objectives:

- 1) Provide Shop Top Housing only in appropriate locations.
- 2) Establish an attractive streetscape through high quality design where all dwellings as Shop Top housing have a good level of comfort and amenity.
- 3) Provide for a mix of type and size of unit ensuring that each unit has a designated secure storage space.
- 4) Shop top housing is encouraged, particularly adjacent to or overlooking public spaces so as to provide 24/7 activity, surveillance, and perceived safety.
- 5) Shop top housing shall encourage activity on streets by providing awnings to ground floor retail, commercial or public uses.
- 6) Residential development is generally located to take advantage of high amenity spaces, such as open space, Parks, or other civic spaces.
- 7) In development with shop top housing a separate entry is provided for vehicle and residential uses.

- 8) All developments must provide a designated secure storage space for each dwelling unit.

Controls:

- a) Development shall be located generally in accordance with the Neighbourhood Structure Plan.
- b) A mix of materials compatible with the streetscape are to be used including masonry, timber and glass and the provision of simple and articulated building and roof forms.
- c) Development shall comply with the minimum standards as set out in Table 1 Shop Top Housing.
- d) On corner sites the façade treatment should address both street frontages in order to promote a strong and legible character while maintaining sight lines.
- e) Provide flexible building layouts which allow variable tenancies or uses on the first two floors of a building above the ground floor.
- f) Minimum floor to ceiling heights are 3.3m for commercial office and 3.6m for active public uses, such as retail and restaurants.
- g) Separate commercial service requirements, such as loading docks, from residential access, servicing needs and primary outlook.
- h) Locate clearly demarcated residential entries directly from the public street.
- i) Clearly separate and distinguish commercial and residential entries and vertical circulation.
- j) Provide security access controls to all entrances into private areas, including car parks and internal courtyards.
- k) Provide safe pedestrian routes through the site, where required.
- l) Front buildings onto major streets with active uses.
- m) Avoid the use of blank building walls at the ground level.
- n) The design of Shop Top housing shall address:
 - i. Articulation to the street unless in the buffer area to Hume Industrial Estate.
 - ii. Roof form to provide for visual variety.
 - iii. Entrances which are easily identifiable.
 - iv. Car parking to meet the needs of residents.
 - v. Allow for private open space/balconies, privacy, natural ventilation, daylight access, storage areas and a high level of amenity for residents.
- o) Where Shop Top Housing is located in proximity to existing and future noise and odour sources, or within the buffer area to the Hume Industrial estate, building design shall ensure that the impact of any of the existing activities in that adjoining area are minimised by:
 - i. Incorporating acoustic protection measures within the building design.
 - ii. Siting noise - sensitive rooms like habitable rooms away from the noise source.
 - iii. Utilising design features such as acoustic barriers, fences, mounding and landscaping.
 - iv. Views from habitable rooms and balconies to face away from the Hume Industrial Estate.
- p) Awnings are to:
 - i. Provide continuous cover along the footpath on streets where such awnings exist.
 - ii. Complement the height, depth and form of the desired character or existing pattern of awnings.
 - iii. Provide sufficient protection for sun and rain.

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- iv. Contribute to the legibility of the shop top housing and amenity of the public domain by locating local awnings over building entries. Provide safe pedestrian routes through the site, where required.
- v. Enhance safety for pedestrians by providing under-awning lighting.



Shop-top housing Sawtell NSW

Table 1: Shop Top Housing

Shop Top Housing	
Minimum Lot Size	1000m ²
Lot width (minimum)	25m
Site coverage max	40%
Building Height	As per the relevant LEP
Front setback minimum	First Storey (Ground floor) – Zero setback Second Storey – Zero setback Subsequent Storeys – 6.0m
Corner Lot Secondary Setback (minimum)	First Storey (Ground Floor) -Zero setback Second Storey – Zero setback Subsequent Storeys – 4.0m
Side setback minimum	First Storey (Ground Floor) -Zero setback Second Storey – Zero setback Subsequent Storeys – 4.0m
Rear setback minimum (excluding garaging)	First Storey (Ground Floor) -Zero setback Second Storey – Zero setback Subsequent Storeys – 4.0m
Articulation zone	1.5m articulation zone – 45-50% of width of building
Principle Private Open space Balcony Minimum area	12m ² North facing directly accessible from living areas minimum width of 2.0m. (The minimum balcony PPOS requirements only apply where on ground PPOS cannot be provided – otherwise no restriction)

Shop Top Housing	
Solar access to Principle Private Open Space (PPOS) as measured between 9am and 3pm on 21 June	<p>Minimum 3 hrs to 50% of PPOS.</p> <p>At least 80% of dwellings shall have living room windows and PPOS which receive a minimum of 3 hours direct sunlight into primary window surfaces.</p> <p>Minimum 3 hrs to adjoining living room windows and PPOS on neighbour's land.</p>
Communal Landscaped Area (minimum)	<p>20% (60% of communal open space to be landscaped as permeable surface, grasses, trees, etc).</p> <p>Deep soil zones required alongside and rear boundaries.</p>
Number of car spaces (minimum)	<p>1 bed- 1 space</p> <p>2 bed – 2 spaces</p> <p>3 bed or more – 2 spaces</p> <p>1 disabled space for each adaptable dwelling</p>
Visitor parking	<p>3-5 dwellings – 1 space</p> <p>6-10 dwellings – 2 spaces</p> <p>11-15 dwellings – 3 spaces</p> <p>For every 5 units thereafter – 1 additional space</p>
Underground parking	<p>Permissible – 3m set back to side boundaries</p> <p>Minimum basement height - 2.2m</p>
Earthworks	1.5m maximum cut and fill
Maximum length of shop top housing	<p>Buildings should not exceed a total length of 60m.</p> <p>Wall planes should not exceed 15m in length without the roof and wall design being broken.</p>
Minimum gap between residential buildings	6.0m

10.9 Residential Balconies Associated with Shop Top Housing

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 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;
 - ii. Sufficiently large and well proportioned; and
 - iii. Face away from any views to the Hume Industrial Estate.
- c) Secondary balconies, including Juliet balconies and the like should be considered for additional amenity and choice.

- d) 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, unless where necessarily located to avoid views to the Hume Industrial Estate.
 - 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.
 - v. Ensuring balconies are not so deep that they prevent sunlight entering the dwelling below.
- e) Design balustrades to allow views and casual surveillance of the street while providing for safety and visual privacy. Design considerations may include:
 - 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.
 - 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.
 - 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.

10.10 All other Residential Development Controls

Objectives:

- 1) To facilitate residential housing for multiple dwellings, dual occupancies and residential flat buildings in appropriate locations which is of high quality design and complies with Council's guidelines as specified in Part 7 of this DCP.

Controls:

- a) All other permitted residential housing for multiple dwellings, dual occupancies and residential flat buildings are to comply with the controls in Part 7 of this DCP.

10.11 Additional Controls for Visual and Acoustic Buffer Land

Buffer Areas are shown on the Staging Plan Map in Part 3 and Appendix 2.

Buffer to Hume Industrial Area & Goulburn / Bombala Rail Corridor

Objectives:

- 1) The visual and acoustic buffer is to provide noise and vibration mitigation measures to protect the adjoining zones that allow for noise sensitive uses including dwellings such as shop top housing.
- 2) The visual and acoustic buffer land shall incorporate measures to minimise the visual impact of Hume on the South Jerrabomberra urban area.

- 3) Development within the visual and acoustic buffer land shall incorporate measures which mitigate noise and odour emissions where applicable.

Controls:

- a) Any development within the buffer shall not include noise sensitive uses.
- b) Noise and vibration mitigation measures shall be incorporated into the landscaping and any building design to protect development and occupants of the buffer land and the adjoining land to the east.
- c) Any development shall consider the visual impact of surrounding development.
- d) Landscaping and building forms that screen and mitigate visual impacts shall be identified and incorporated into development to mitigate visual impact identified above.
- e) Any development able to accommodate people is to have habitable rooms located on the side facing away from the Hume industrial area while less sensitive rooms may be located on the side facing the industrial area.
- f) Future development is to provide residential amenity that conforms to relevant noise guidelines, including for Suburban Land in the *NSW Industrial Noise Policy (EPA 2000)*.
- g) Dense planting over 100–150 continuous metres on the Visual and Acoustic Buffer land is to be provided to screen uses at the Hume Industrial Estate.
- h) Earth mound or acoustic walls to 3m where vegetation or suitable land uses cannot be used.
- i) Where development will be impacted by noise or other emissions appropriate mitigation measures shall be incorporated into the design.

10.12 Additional Objectives and Controls for Poplars Neighbourhood Centre

The Poplars Neighbourhood Structure Plan (Northside) Appendix 3 provides a general indication of key features to guide the overall layout of the development of the centre.

This plan is to be read in conjunction with the objectives and controls set out below.

Objectives:

- 1) To ensure that the design, mix and siting of development supports the neighbourhood centre.
- 2) To ensure that design and siting of the development establishes a high quality, vibrant and attractive place.
- 3) To ensure that the arrangement of uses takes into account the residential amenity of the adjacent housing.
- 4) To ensure that the arrangement of uses takes into account and minimises any adverse impacts on the ecological values of the adjoining environmental conservation land.
- 5) To ensure personal safety for workers and visitors to the development.
- 6) To ensure design minimises the opportunity for crime and maximises opportunities for passive surveillance.

The Built Form Controls:

- a) Development is generally to take the form of 1 to 2 storeys.
- b) The equivalent of 3 storey built form structures may be considered in order to provide variation and diversity and may form part of key signage elements and strategic articulation of the built form.
- c) The design and siting of buildings shall give consideration to providing a transition to the existing residential development.

- d) Where practical, active building frontages at ground level are to define edges to the pedestrian network and public domain elements.
- e) Where practical large format retail uses are to contain active uses along primary pedestrian connections and frontages.
- f) Blank walls are discouraged.
- g) Built form is to include a high level of architectural finish and design.
- h) Articulated and varied architectural forms and facades are encouraged.

Public Domain Controls:

- a) Consideration is to be given to the provision of a publicly accessible area such as a public square / pocket park (“village square/green”) to act as a focal point of the neighbourhood centre and is to allow for a range of uses including open air dining, temporary events, seating, resting, social interaction and children’s play.
- b) The location of the public square/pocket park is to be determined as part of the detailed layout, design and siting of the neighbourhood centre.
- c) Publicly accessible areas are to include a high quality landscape design, a mix of soft and hard landscaping and incorporate street furniture and lighting to contribute to the character of the centre.

Access and Mobility Controls:

- a) Pedestrian links are to be open and the pedestrian network within the Neighbourhood Centre is to facilitate movement between the centre and any new bus stop that might be provided, central public spaces, retail facilities and the carparking areas.

Note: Additional controls for access and parking are set out in part 5.

Landscaping and Edge Treatment Controls:

- a) The landscaping of a sufficient width and suitable species shall be provided around the perimeter of the neighbourhood centre including Tomsitt Drive
- b) The landscape buffer along the eastern edge of the centre shall be designed to provide a suitable buffer to minimise any impact on the amenity of the adjacent residential area.
- c) Landscaping along the northern edge shall be designed to minimise any adverse impact to the environment / conservation values of the adjoining land.
- d) Landscape edge to Tomsitt Drive shall provide a suitable address whilst also retaining visibility for the commercial uses along the frontage.
- e) All landscape areas shall be designed in accordance with safer by environmental design practices.

Safety and Surveillance Controls:

- a) Buildings should be designed to overlook public domain areas and provide casual surveillance.
- b) Building entrances should be orientated towards the street wherever possible to ensure visibility between entrances, foyers, car parking areas and the street.
- c) Appropriate lighting should be provided to all cycle and pedestrian paths, bus stops, car parks and buildings.
- d) Development should provide clear sight lines and well-lit routes between buildings and the street, and along pedestrian and cycle networks within the public domain.
- e) Consideration should be given to the use of landscape elements so as to not compromise the perceived level of safety.



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Part 11

Business Park and Employment Lands Controls and Principles

Adopted by Council:	11 February 2015
Resolution number:	PDRC006/15
Reference number:	C1523153
Notification:	6 March 2015

Part 11 - Business Park and Employment Lands - Controls and Principles

11.1 Purpose of this Part

This part of the development control plan outlines the requirements for development in a Business Park or Industrial (Employment Land) Zone, and for industrial development that may occur outside of these zones.

Development will comply with a Neighbourhood Structure Plan which will form part of this Development Control Plan (DCP).

Development is to comply with the general provisions of Part 8 – All Development of this DCP and relevant provisions of the Queanbeyan Development Control Plan 2012 as referred to below.

11.2 Business Park Desired Future Character

The desired future character of the Business Park is to provide for a business and enterprise precinct which can accommodate a wide range of local employment opportunities. The area should establish a high quality built form character and urban environment through best practice site planning and urban design provisions. Site design within the precinct shall encourage inclusion of design features that provide a high quality environment for staff and customers.

11.2.1 Overall Objectives for Development in the Business Park

In the case of the Business Park the following objectives need to be complied with include:

- 1) Encourage commercial, professional and health care services and light industrial activities in a concentrated business park.
- 2) Achieve an attractive and sustainable built form that complements the visual character of the area.
- 3) Maintain the integrity of the topography, scenic landscape and character of the area by limiting the extent of cut, fill and site regrading.
- 4) Moderate the effect of building height with larger building footprints allocated to flatter sites and smaller or narrower buildings to more sloping sites.
- 5) Size and type of development does not compromise the regional importance of the Queanbeyan CBD.
- 6) Building heights are to be consistent with the Height Maps in the relevant LEP.

11.3 Industrial Zone Desired Future Character

The desired future character of the Industrial Zone is to provide for a mix of industrial land uses catering for local employment opportunities. Buildings within this zone shall provide for high quality design and create a high amenity environment for employees. Development within the zone shall promote visually attractive form, design and scale in buildings.

11.3.1 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.
- 6) Ensure buildings present an acceptable scale and bulk when viewed from the public domain.

11.4 Site Coverage

Objectives:

- 1) To ensure a balance between built form and landscaping in order to provide a high level of amenity and landscape character.
- 2) To present integrated design solutions which take into consideration provisions for deep soil planting, shade/solar access and drainage.
- 3) To allow for future tree planting.
- 4) To facilitate viable and variable commercial floor plates.

Controls:

- a) The maximum site coverage shall not exceed 70% of the site area.
- b) The minimum landscape area is 10% of the site area. Landscaped areas include all permeable and semi permeable surfaces outside of the defined site area but does not include hardstand driveway, paths and parking areas. The minimum dimension of a landscaped area needs to be 2.0m.

11.5 Setbacks

Objectives:

- 1) Provide adequate land for landscaping, parking and vehicle circulation.
- 2) Provide flexibility in building location and design.
- 3) Provide buffers to adjoining land uses to reduce adverse impacts on surrounding land.
- 4) To preserve residential amenity of any residential development in the neighbouring area.

Controls:

- a) The following setback requirements listed below apply to all development.

Table 1: Setback Requirements

Street Frontage	Building Line Setback	Minimum Landscaped Width	Other Requirements
Main Street frontage	7.5m	7.5m	Landscaped with no parking.
Secondary Street frontage	3m	3m	Landscaping with no parking.
Side and rear boundaries	From zero	Not applicable	Walls and openings are fire rated as per National Construction Code requirements.

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.

11.6 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 2.2 Car Parking of the Queanbeyan Development Control Plan 2012. An extract of car parking rates for typical industrial type land uses is shown in the table below.

Table 2: Minimum Parking Requirements

Type of Development	Minimum Requirement
Vehicle Body Repair workshops, Vehicle repair stations	Whichever is the greater of: i) 2 spaces per 100m ² ii) 3 spaces per work bay
General Industry, Light Industry and Warehouse or Distribution Centres	1.3 spaces per 100m ² of GFA
Service Stations	6 spaces per working bay and 5 spaces per 100m ² of GFA of convenience store
Resource Recovery Facility	1 space per 200m ² of site area, or when largely combined within a building, requirement is 3 spaces per 100m ² GFA
Bulky Goods Premises, Landscaping Materials Supplies	3 spaces per 100m ² of GFA plus 1 space per 200m ² of site area
Take Away Food and Drink Premises	1 space per 15m ² of GFA

Note: All parking spaces are to be clearly marked and signposted and include provision for disabled parking.

11.7 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.
- 6) Corner sites have the potential to define entry points and should therefore address the corner and be well articulated and constructed of high quality materials.

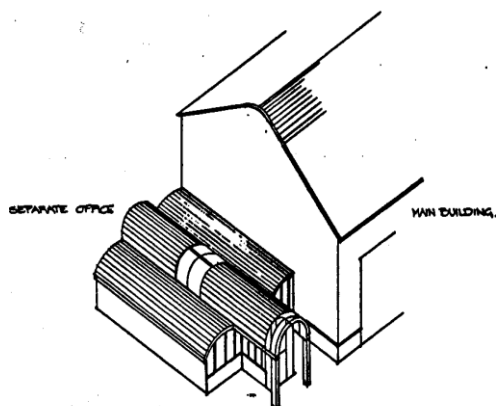


Figure 1

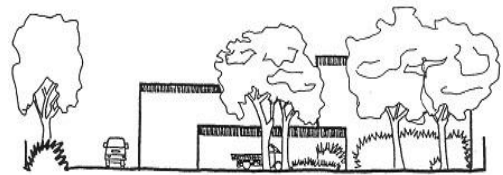


Figure 2

Controls:

- 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,
- Buildings are to be of brick or non-reflective cladding including roof. Storage areas are to be screened,
- Office accommodation for development should be located at the front of buildings to ensure that blank facades are broken up. 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) or internal to the building,
- Colours and materials shall be compatible with the natural scenic qualities of the locality. Visually prominent buildings with incompatible colours will not be supported.
- New materials for construction are to be used. New buildings should be constructed from low maintenance materials and incorporate energy efficient design principles,
- The extensive use of reflective glazed windows is not permitted,
- The appearance of industrial sites, when viewed from nearby residential areas should be addressed through the location of plants and trees that break up the mass of buildings (Figure 2),
- Buildings are to be designed to address both frontages with entries and active frontages or a single main entry being provided at the corner.

11.8 Safety and Security

Objectives:

- Enhance public safety by reducing opportunities for crime to occur.
- Improve observation of public and private spaces.
- Optimise the use of public spaces and facilities by the community; and
- Promote the design of safe, accessible and well maintained buildings and spaces.

Controls:

- Compliance with Part 2.9 of the Queanbeyan Development Control Plan 2012.

11.9 Landscaping and Visual Amenity

Objectives:

- Provide a buffer between buildings.

- 2) Allow light to penetrate between buildings.
- 3) Contribute to streetscape and amenity.
- 4) Ensure that landscaping and planting is sustainable and appropriate for the site.

Controls:

- a) Provide landscaping to side and rear boundaries adjoining car parking and access areas.
- b) Provide for a minimum 50% of landscaped areas as soft landscaping elements such as gardens, lawns shrubs and trees.
- c) Use planting to complement any staff outdoor recreation area.
- d) Design front planting zones that will soften and complement the view of the buildings, loading, use areas including car parking from the street;
- e) Protect existing mature trees and their canopies as part of the development.

11.10 Vehicular Access and Loading/Unloading

Objectives:

- 1) Provide efficient vehicular access and loading /unloading facilities appropriate to the use.

Controls:

- a) Compliance with the relevant controls in Queanbeyan City Council's DCP 2012 part 2.2 Car Parking.

11.11 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.
- 2) To ensure buildings and places are accessible to people with a disability.

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.

11.12 Site Works

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 and topography.

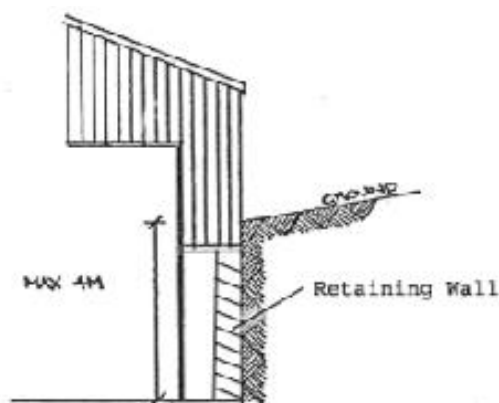


Figure 3

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 (refer *Exempt and Complying Development Code 2008* and relevant Local Environmental Plan)
- b) The maximum permissible cut and fill to accommodate any building or associated structure is limited to 2m, 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 4m 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 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 relevant erosion and sediment control measures (Refer QDCP Part 2) and Part 8 of this DCP.

11.13 Materials Storage

Objectives:

- 1) Avoid unsightly or visually intrusive development.
- 2) To minimise the impact of storage materials when viewed from the street.

Controls:

- a) All efforts should be made to avoid external storage areas being visible from the street. Storage areas that can be seen from the street and neighbouring areas shall be screened.
- b) Designated outdoor storage areas are to be indicated on the Site Plan submitted to Council as part of the Development Application.

- c) 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.
- d) The use of car space and designated driveway areas for storage of materials is strictly prohibited.
- e) Storage areas are not to impede exit doors/paths from the building.

11.14 Fencing

Objectives:

- 1) Maintain safety and security of the site.
- 2) Maintain a high level of visual amenity while enhancing the streetscape.

Controls:

- a) Fencing along the street frontage is to be transparent.
- 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.

11.15 Site Facilities and Services

Objectives:

- 1) To ensure that site facilities (such as mail boxes, garbage disposal 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 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:
 - i. Away from the street frontage;
 - ii. 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
 - iii. Adequately setback from the perimeter wall or roof edge of buildings.
- c) Waste and Recycling Storage and Collection General
 - i. All development is to adequately accommodate waste handling and storage on site, including trade waste or hazardous / toxic waste. The size, location and handling procedures for all waste, including recyclables, is to be determined by advice from Council's Sustainability and Better Living Division and Workcover Authority of NSW where applicable.

- 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:
 - o Ensure adequate driveway access and manoeuvrability for any required service vehicles;
 - o Located so as not to create any adverse noise impacts on the existing developments or sensitive noise receptors on any adjoining site; and
 - o Screened from the street.
- d) Location requirements for Waste Storage Areas and Access
 - i. Where waste volumes require a common collection, storage and handling area, this is to be located:
 - o Where a waste vehicle is required to enter the site, the access and circulation area shall be designed to accommodate a vehicle with the following dimensions:

Vehicle length	10 metres
Vehicle height	4 metres
Ramp width	4 metres
Turning circle	AUSTROADS template for HRV R=12.5m, Speed=5kph
Axle height	9 tonne/axle

11.16 Noise, Vibration and other Emission

Objectives:

- 1) Ensure any emissions from uses are managed to avoid impacts on uses of the site, adjoining development and any local residential area.

Control:

- a) 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.
- b) All machinery shall be installed to ensure that no vibration is transmitted beyond the development site.
- c) 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*.

11.17 Drainage

Objectives:

- 1) Ensure drainage and stormwater generated on site is managed to avoid any potential impacts off site.

Controls:

- a) Development application site plans shall detail methods of stormwater collection and control, including all downpipes, drains and pits, site levels and nearest Council main.
- b) 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.

- c) Council will encourage, where appropriate, the use of porous surface material and soakage pits to reduce stormwater loads.

Special Land Use Controls

11.18 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.

11.19 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

11.20 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.
- 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
 - o Includes the words “RESTRICTED PREMISES” in capital letters being no less than 100mm and not exceeding 150mm in height; and
 - o 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.
 - o 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.

Note: 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.



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Appendices 1 and 2

Glossary and Master Plan Maps

Date adopted by Council:	11 February 2015
Resolution number:	PDRC006/15
Reference number:	C1523165
Notification:	6 March 2015

Appendix 1 – Glossary of Terms

Adaptable Housing. Adaptable Housing is a dwelling that must be designed in accordance with AS4299 (Adaptable Housing) and may include accessibility standard AS1428.

Affordable Housing. Defined in the ACT Affordable Housing Action Plan and as indexed from time to time in accordance with Cordell Housing Index Price. In 2009 terms this defines affordable housing as housing prices at no more than \$323,409.

Attached Dwelling. Means a building containing 3 or more dwellings where:

- each dwelling is attached to another by a common wall, and
- each of the dwellings is on its own lot of land, and
- none of the dwellings is located above any part of another dwelling.

Articulation Zone is a zone consisting of architectural elements which address the street frontage and assist in creating a character in an area. Elements permitted in the articulation zone include the following:

- entry feature or portico, awning or other features over windows and sun shading, balcony (roofed or unroofed) or window box treatment to any first floor element, recessing or projecting architectural elements, open verandahs, bay windows or similar features.

Average Recurrence Interval. (ARI) The average period between the recurrence of a storm event of a given rainfall intensity. The ARI represents a statistical probability.

Asset Protection Zone. (APZ) An asset protection zone (APZ) is an area between a bush fire hazard and the building, which is managed to minimize fuel loads, inhibit a fire path and reduce the effects of heat, flame, ember and smoke attack. (Source: <http://www.rfs.nsw.gov.au/>)

Buffer means the area adjacent to the railway to the west boundary of South Jerrabomberra as shown on Structure Plan map at Appendix 2.

Communal Car Park. A car parking area that is shared by a number of different users

Core Riparian Corridor. (CRZ) A Core Riparian Corridor is the land contained within and adjacent to the channel. The width of the CRZ from the banks of the stream is determined by assessing the importance and riparian functionality of the watercourse, merits of the site and long-term use of the land.

AV1. Sub arterial road that links the commercial centres and South Tralee Development to the external network.

Dual Occupancy. A dual occupancy (attached) or a dual occupancy (detached).

Dual Occupancy (attached). 2 dwellings on one lot of land that are attached to each other.

Dual Occupancy (detached). 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

Home Based Businesses. Includes the same meaning as home business, home industries and home occupation in the South Tralee Local Environment Plan 2009.

Landscape area refers to permeable area of a lot that is capable of growing plants, grasses and trees.

Moderate Income Earners. Households on incomes between 80% and 120% of the gross median annual income for the region.

Multi Dwelling Housing. 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

South Jerrabomberra DCP – Appendices 1 and 2

Neighbourhood Centre. Activity centre as identified in the South Tralee Master Plan and Neighbourhood structure plans (Section 3).

On Site Parking. Car parking that relates specifically to the site on which it is located and which services the parking needs generated by that site.

Overland Flow Path. Water that runs across the land after rainfall, either before it enters a watercourse, after it leaves a watercourse as floodwater, or after it rises to the surface naturally from underground. (Source: *National Water Commission's Water Dictionary* - http://dictionary.nwc.gov.au/water_dictionary/)

Potential Archaeological Deposit. (PAD) The potential for physical evidence of past human activity being present on an archaeological site (NSW Heritage Office, Archaeological Assessment Guidelines).

Primary Street. The primary street means the street to which the front of a dwelling house, or a main building, on a lot faces or is proposed to face.

Principal Private Open Space. An area at ground level (existing) that is directly accessible from, and adjacent to, a habitable room, other than a bedroom.

Residential Flat Building. A building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

Secondary Frontage means, in the case of a corner allotment, that has boundaries with adjacent roads, the road that is not the primary road.

Semi-detached Dwelling. A dwelling that is on its own land (not being an individual lot in a strata plan or community title scheme) and is attached to only one other dwelling.

Seniors Housing. This dwelling type is defined as Seniors Housing in the South Tralee LEP.

Serviced Apartment. A building (or part of a building) providing for self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agent.

Shop Top Housing. One or more dwellings located above ground floor retail premises and business premises.

Single Dwelling. This dwelling type is defined as Dwelling House in the South Tralee LEP.

Site Analysis. An analysis, using plans, photographs and other techniques, which illustrates the constraints and opportunities of the site.

Studio Apartments. This dwelling type is defined as Secondary Dwelling or a dual occupancy in the South Tralee LEP. Studio apartments are fondly known as 'fonzi flats' and consist of a room or number of rooms which are located above a garage, car port or the like and capable of being occupied, as a separate domicile on the land.

Sustainable Development. Is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

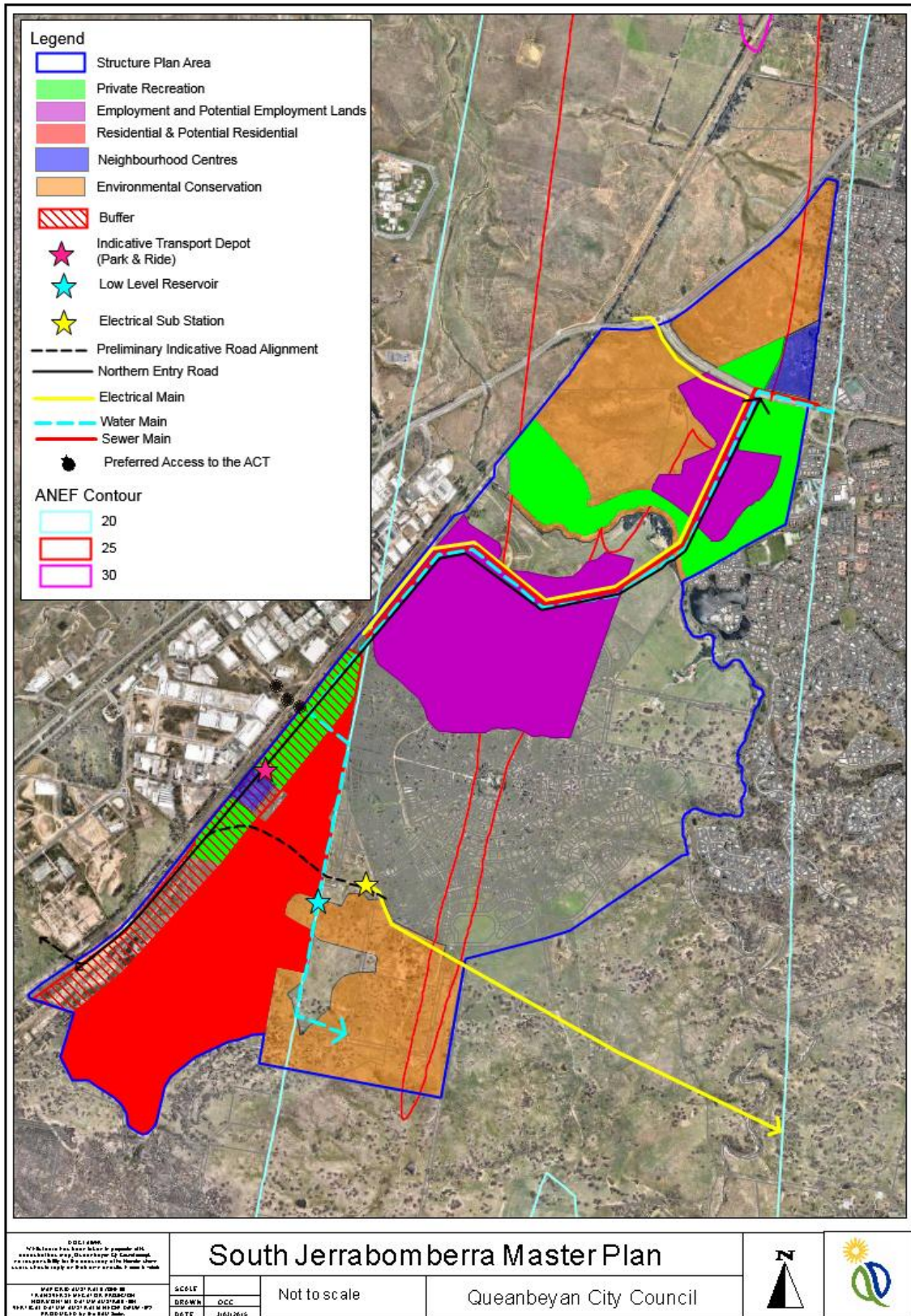
Transect of Density. A conceptual transition from low density 'edges' to higher 'density' urban centres.

Water Sensitive Urban Design. Means the integration of water cycle management into urban planning and design.

Zero Lot line. A boundary wall of a structure that is built right on the property line.

Appendix 2 – Master Plan Maps

Map 1 South Jerrabomberra Master Plan





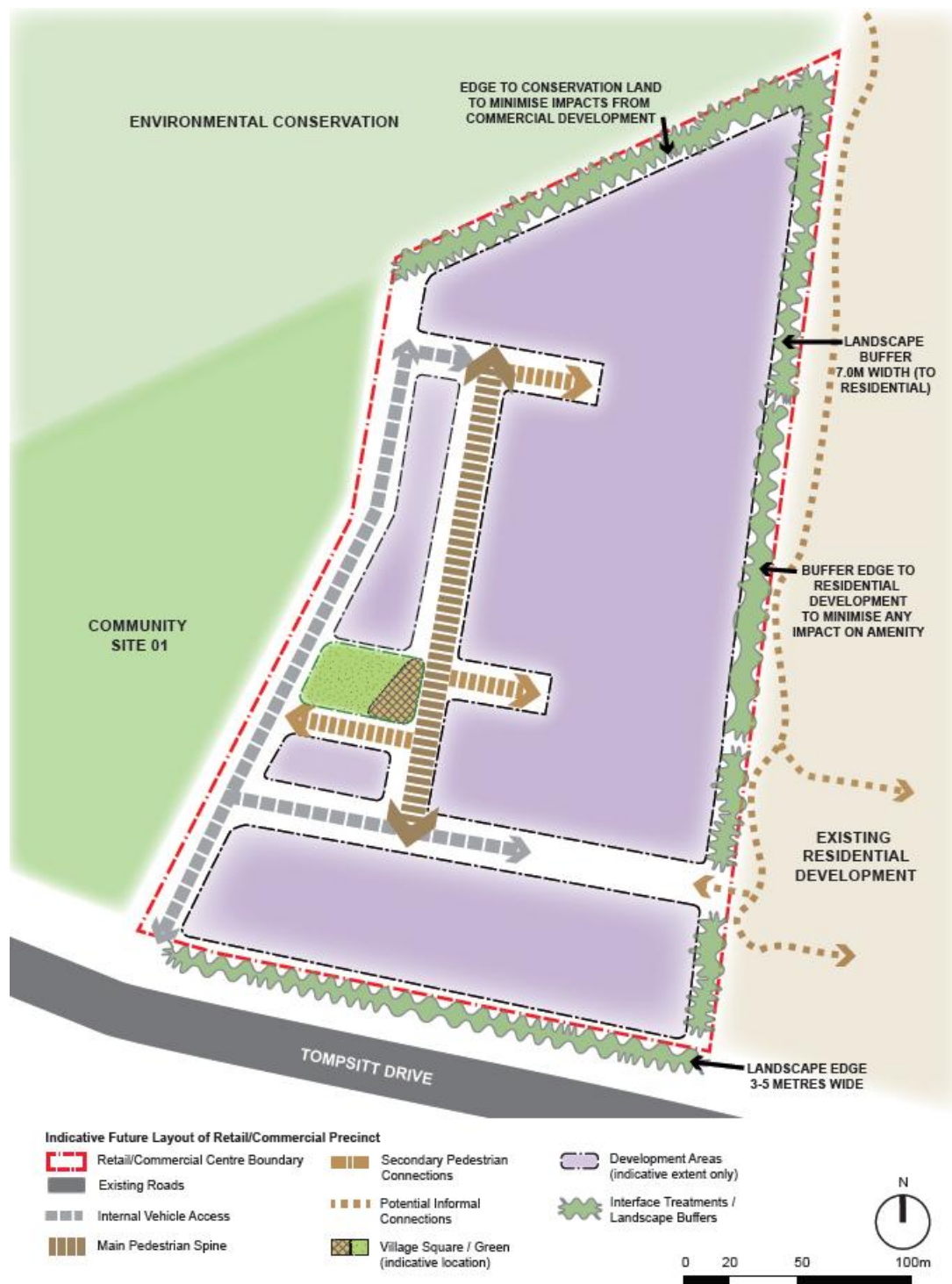
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Appendix 3

Neighbourhood Structure Plan Maps

Date adopted by Council:	11 February 2015
Resolution number:	PDRC006/15
Reference number:	C1523169
Notification:	6 March 2015

Map 3: Poplars Neighbourhood Structure Plan Map (Northside)





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Appendix 4

Aircraft Noise Assessment Guidelines

Date adopted by Council:	11 February 2015
Resolution number:	PDRC006/15
Reference number:	C1523201
Notification:	6 March 2015

Introduction

Proposed residential development in South Jerrabomberra is subject to noise attenuation measures. These guidelines contain suggested measures that are necessary for a development to comply with the Local Environmental Plan Clause “Development in areas subject to aircraft noise”.

Council may grant development consent for such development only if it is satisfied that any building to be constructed will satisfy the provisions of AS 2021-2000 *Acoustics–Aircraft Noise Intrusion–Building Siting and Construction*. If an applicant wants to vary from this guide then they may engage an independent consultant to assess and report on the building’s compliance with the Standard.

Required Attenuation (RW value)

The required attenuation has been calculated based on the procedures outlined in AS 2021-2000. These were calculated taking into consideration variables such as distance from the runway, offset, reverberation time, size of room, area of each building component (wall, window, floor, door, roof and ceiling) as required. The results are summarised in the table below.

- Glazed doors should be treated as windows and should be included in the percentage of allowable glazing.
- External timber doors should use the door type nominated at the bottom of the appropriate table.
- All external door and windows systems that open into rooms nominated in the tables should include acoustic seals. These should be of the rubber type (sliding doors and windows should use seals such as Q-lon from Schlegel or similar, and hinged doors and windows should use acoustic seals from Raven or Lorient). Brush seals should not be used.

Alternate constructions may be used, but must achieve the same RW to those specified below for this guide to be used. If the RW for alternate constructions are not the same or cannot be determined from published product catalogues an acoustic consultant should be engaged to assess the development to AS 2021.

The assessment and calculations assume the following construction materials. Designers should seek advice from an acoustic consultant for buildings using other construction materials.

1. Roof/ceiling – (Minimum RW 49)

- “Colorbond” or tiled roof with greater than 200mm (average) airspace;
- Insulation and,
- One layer 10mm plasterboard.

Note: If airspace is less than 200mm two layers of plasterboard are required.

2. Walls – (Minimum RW 50)

Option 1

- Brick veneer consisting of masonry 90mm thick and 170 kg/m²;
- 90mm timber studs;
- Minimum 50mm thick fibrous insulation; and,
- One layer of 10mm plasterboard.

Option 2

- “Colorbond” or other similar metal;
- 90mm timber studs;
- Minimum 50mm thick fibrous insulation; and,
- 2 layers of 10mm plasterboard.

Option 3

- Minimum 6mm fibre cement sheeting;
- 90mm timber studs;
- Minimum 50mm thick fibrous insulation; and,
- 2 layers of 10mm plasterboard.

Note: Any combination of these three types of construction may be used in any wall or room.

3. Floors (see the diagram below)

Option 1 - (Ground floor only fully exposed) (Minimum RW 44)

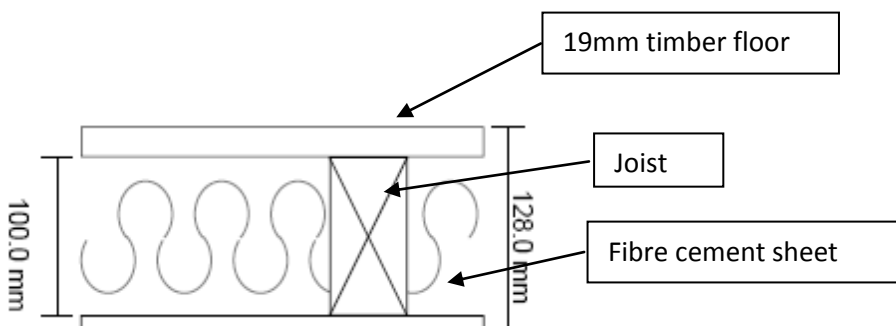
- 19mm particle board floor (such as CSR Structafloor or “yellow tongue” or similar) or 19mm tongue and grooved timber;
- Minimum 100mm air gap, (thickness of joist);
- Minimum 50mm thick fibrous insulation such as glass wool or polyester in air gap;
- 1 layer of 9mm fibre cement sheet.

Option 2 - (Ground floor only, not fully exposed) (Minimum RW 44)

- 19mm particle board floor (such as CSR Structafloor or “yellow tongue” or similar) or 19mm tongue and grooved timber;
- Minimum 100mm air gap, (thickness of joist);
- With minimum 50mm thick fibrous insulation such as glass wool or polyester in air gap;
- 1 layer of 6 mm fibre cement sheet.

Floors that are fully exposed should have a minimum 9mm fibre cement sheet. Floors that are well built in (that is they have brick work or other lining material from floor level to ground level) should have a 6mm fibre cement sheet. Suspended concrete floors and slabs on ground require no treatment.

Diagram of exposed flooring



Assessment Procedures

- Step 1: Calculate the floor and glazing areas of all rooms.
Step 2: Calculate the glazing area as a percentage of the floor area for each room.
Step 3: Select the type of glazing required from the table below based on the glazing/floor area percentage. If this percentage exceeds the criteria in the table, consider reducing the area of glazing and repeating Steps 1-3 above.

Worked Example

A bedroom in a house on an upper level is 3m by 3m.
This example uses the top line of the table.

Floor area 9m²

If 6mm float glass is to be used, the area of glazed area and all external doors (to balconies for example) will be non compliant.

If 6.38mm laminated glass is to be used: glazed area: 9m² x 8% = 0.72m².

If 8.38mm laminated glass is to be used: glazed area: 9m² x 13% = 1.17m².

If 10.38mm laminated glass is to be used: glazed area: 9m² x 17% = 1.53m².

Non-Habitable Residential Buildings or Structures

Non-habitable residential buildings or structures (Class 10 buildings under the Building Code of Australia) are not required to comply with the provisions of AS 2021-2000.

South Jerrabomberra DCP – Appendix 4

Summary Glazing Recommendations as a Percentage of Floor Area

Floor	Room/Space	6 mm Float Glass %	6.38 mm Laminated Glass or 6/12/6 Double Glazing ¹ %	8.38 mm Laminated Glass %	10.38 mm Laminated Glass or 6.38/12/6 Double Glazing ² or 80 mm glass block %
Upper Floor	Sleeping areas, dedicated lounges	Not Compliant	<8	8<13	13<17
	Other habitable spaces	<15	15<40	40<60	60<70
	Bathrooms, toilets, laundries	<55	55<170	Any size	Any size
Ground Floor	Sleeping areas, dedicated lounges	Not Compliant	<12	12<18	18<23
	Other habitable spaces	<16	16<42	42<65	65<80
	Bathrooms, toilets, laundries	<60	60<170	170<220	Any size
	Equivalent Timber door	Hollow core door	35 mm solid core door	45 mm solid core door	45 mm solid core door

1. 6mm float/ 12 mm airgap/ 6 mm float

2. 6.38mm laminated/ 12 mm airgap/ 6 mm float