URBANE STUDIO

STATEMENT OF ENVIRONMENTAL EFFECTS

43 McFarlane Avenue, Googong
138 Units Residential Flat Building

Submitted to Queanbeyan Palerang Regional Council
On behalf of Googong Projects Pty Ltd

29 September 2023 | 2022193

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1.0 INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared by Urbane Studio on behalf of Googong Projects Pty Ltd and is submitted to the Queanbeyan-Palerang Regional Council (QPRC) in support of a Development Application (DA) for 6 - Three Story Residential Flat Buildings comprising 138 Apartment and townhouses at 43 McFarlane Avenue, Googong.

The DA will facilitate the Development of a vacant site across from Googong Town Centre, providing premium mix of units and multi-level apartments that is well suited to meet the needs of low to moderate income earners.

This report describes the site, its environs, the proposed development, and provides an assessment of its environmental impacts. The application is recommended for approval given the following reasons:

- The proposed development is consistent with the aims and objectives of the Queanbeyan-Palerang Regional Local Environmental Plan 2022 and Googong Development Control Plans as well as the relevant State Environmental Planning Policies.
- The scale, massing, height, and bulk of the proposed buildings are appropriate for the site and its context and in line with the envisaged character for the site.
- The proposal will facilitate the supply and delivery of new cost-effective and reasonably priced accommodation within a desirable location, close to existing transport options and amenities.
- The proposal improves the relationship of the surrounding environment with the future Town Centre through an extensive and high-quality landscape proposal which contributes to the vibrancy of Googong township.
- Supporting technical studies which accompany this DA confirm that the environmental impacts associated with the proposal is generally positive and will not give rise to any adverse impacts.
- The proposed development is suitable for the site and is in the public interest.

1.1 PRE-LODGMENT CONSULTATION AND DESIGN REVIEW

This detailed proposal has been developed following extensive consultation with Council's officers and Googong Township Pty Ltd (GTPL) with the following general feedback provided:

- The site is an important urban corner and frames the Town Centre's eastern edge.
- The GTPL and Council support the proposed central park scheme of the site and the scheme's environmental / sustainability ambitions.
- The GTPL and Council supported the proposed bulk and scale underpinning urban analysis.
- The GTPL and Council supported multiple site links at the ground level as well as the open and single loaded corridor arrangement.

1.2 APPROVALS SOUGHT

Approval for the proposed development is sought pursuant to Part IV of the Environmental Planning & Assessment Act 1979.

1.3 DESIGNATED DEVELOPMENT

The proposal is not considered to be Designated Development as defined under Schedule 3 of the *Environmental Planning & Assessment Regulations 2021.*

1.4 INTEGRATED DEVELOPMENT

The proposal is not considered to be an integrated Development pursuant to *Section 4.46* of the *Environmental Planning & Assessment Act 1979*.

1.5 ADVERTISING / NOTIFICATION

It is anticipated the Council will undertake advertising of the proposal pursuant to the provisions of *Queanbeyan-Palerang Regional Local Environmental Plan 2022.*

1.6 PREPARATION OF THE APPLICATION

The project team is set out in the table below:

Table 1 |Project team

Role/Discipline	Consultant
Planning	Urbane Studio
Landscape	DSB Landscape Architect
Architect	DNA
Civil Engineer	ACT Consulting Engineers
Surveyor	Kleven Spain Survey Consultants
Quantity Surveyor	Byatt Management Consulting
Access	Purely Access
BASIX	ACT Sustainable Systems

1.7 COST OF WORK

The estimated cost of the work for this development is $52,052,000 (Excluding GST). A Quantity Surveyor's Cost Report is provided under Appendix A.

2.0 SITE ANALYSIS

2.1 LOCATION AND CONTEXT

The site is located at 43 McFarlane Avenue, Googong (the site) within the Queanbeyan Palerang Regional Council Local Government Area (LGA). The site and its surrounding context are shown in **Figure 1.**

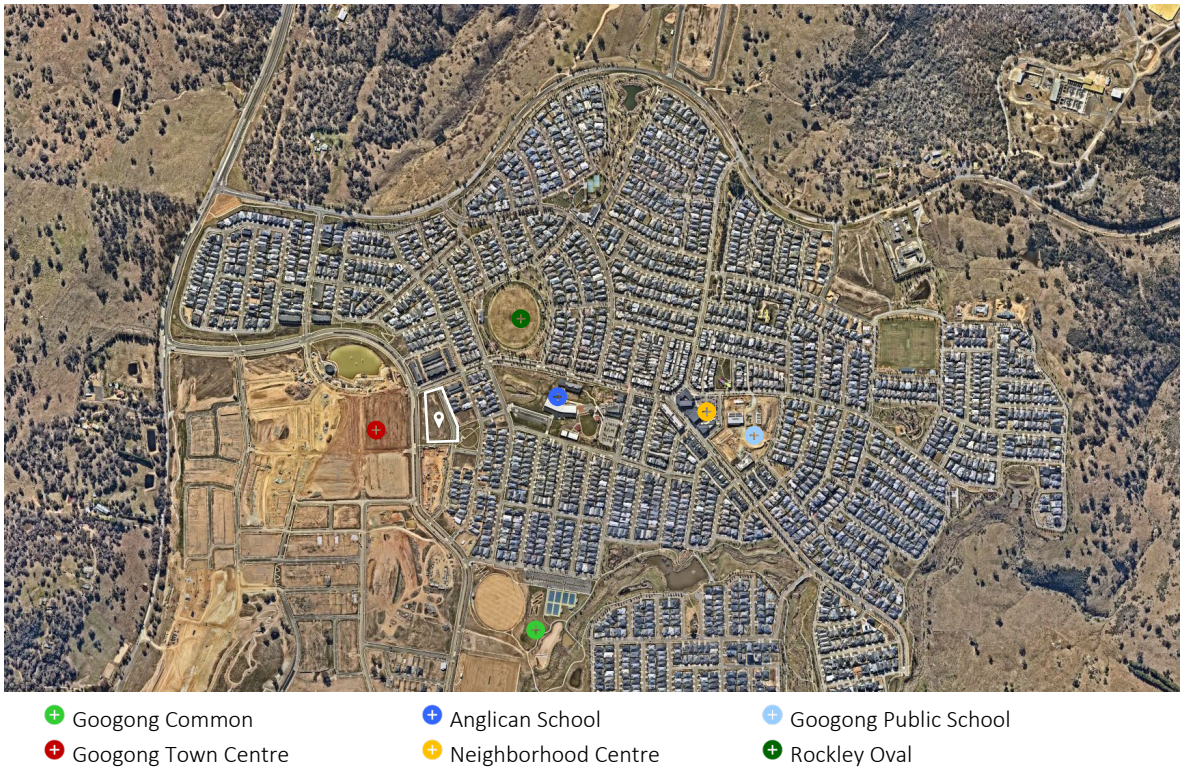

Figure 1| Site Location
Source: Nearmap

The site is located directly across from the Googong Town Centre and is bound by Gorman Drive to the north, Wellsvale Drive to the west, McFarlane Avenue to the east and a 16m wide green corridor to the south.

The area surrounding the site is currently being developed and comprise of mix of typologies and scales ranging from townhouse development to the north, single dwelling houses to the east, proposed 3 story medium density apartment development to the south and the future Town Centre across the Wellsvale Drive to the west.

The site has bene envisaged to accommodate higher density residential development within walking distance to the googong Town Center.

2.2 SITE DESCRIPTION

The site is legally described as Lot 566 of DP1263952 and is owned by Googong Township Pty Ltd. The site's area is approximately 9,950 m² and its irregular in shape, as illustrated in Figure 2. A survey plan is located at **Appendix B .**

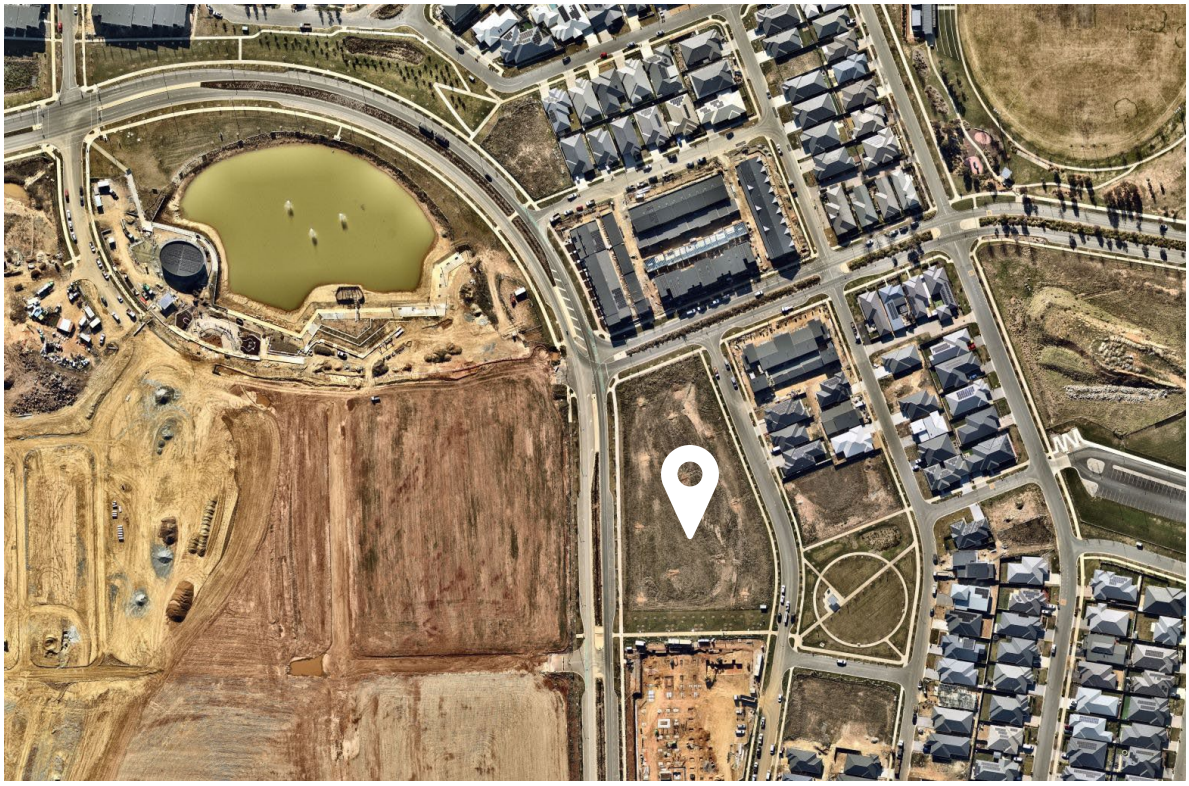

Figure 2| Aerial photograph of the site
Source: Nearmap

The site is currently vacant and clear of any vegetation. Earthworks were undertaken as part of the Subdivision works approved under **DA 123-2017**. The site slopes downwards from south to north, with the highest points of the site located along its Wellsvale Drive frontage (southwest corner, RL 749.8), sloping down towards McFarlane Avenue along the site's north-eastern corner (RL 744.8).

There is no easement or covenant on the title that could affect the development.

3.0 PROPOSED DEVELOPMENT

3.1 OVERVIEW

This DA seeks consent for construction of a residential flat building development comprising 6 buildings containing a total of 138 units over a single basement level spanning below the 6 buildings at 43 McFarlane Avenue, Googong (the site). The development is defined as 'residential flat building' as follows:

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

Of the total 138 units, 89 units being in a 2 and 3 story townhouse or skyhouse configuration and the remaining 49 are in a residential apartment configuration. A site overview is reproduced in the Figure 3 below showing the 6 separate buildings which will be referred to as Buildings 1, 2, 3, 4, 5 and 6 throughout this Statement.

The apartment types comprise 1-to-4-bedroom dwellings. To maximise amenity for future occupants, the front setbacks of the ground level units are provided as private courtyards whilst the upper-level apartments are supplied with balconies that are directly accessible from their living areas.

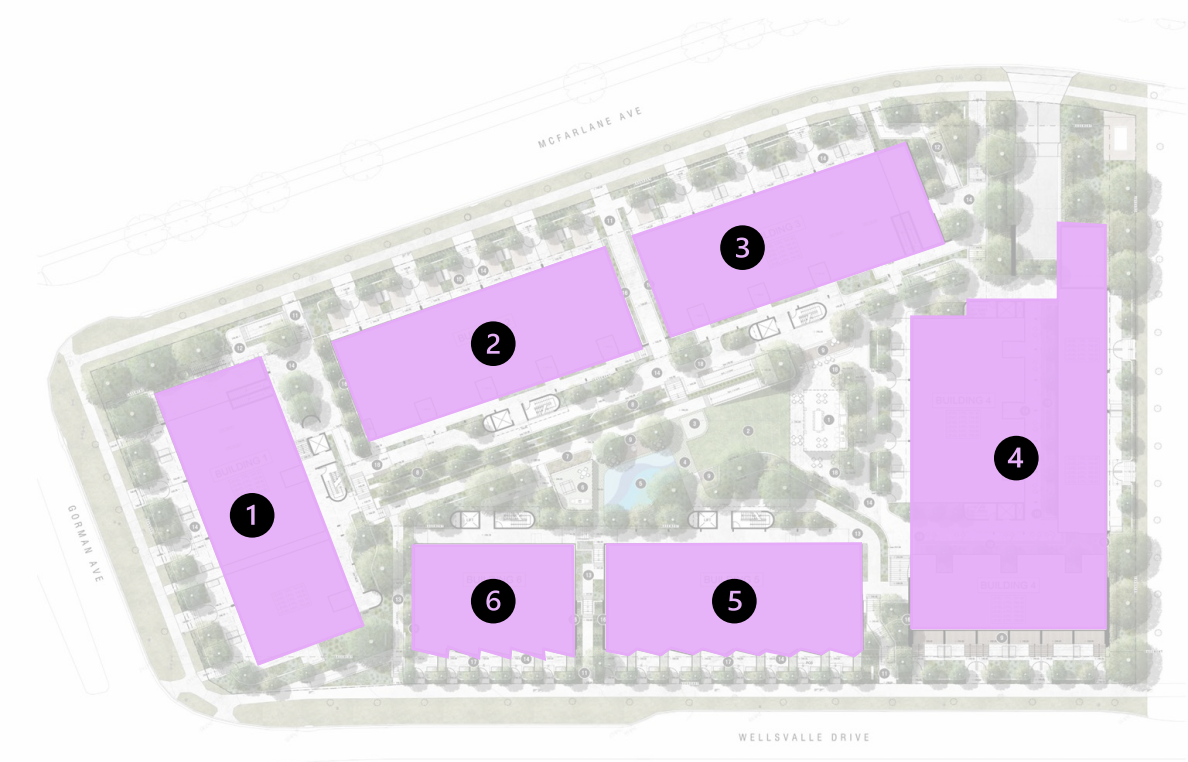

Figure 3| Site Overview
Source: DSB

The development provides a central communal open space forming a central park between the buildings. Each building has an open corridor facing the central open space offering cross ventilation and passive surveillance of the communal area. Each building has its own central lift and stair core providing access to the upper-level apartments with all buildings internally connected to the lower basement carparking level. Architectural plans are provided in **Appendix C**

Figure 5| View of northwest corner on Wellsvale Drive
Source: DNA

Figure 4 |View corner of Gorman Drive and McFarlane Avenue
Source: DNA

Figure 7 | View of Gorman Drive
Source: DNA

Figure 6| View from southeast corner
Source: DNA

3.2 NUMERICAL OVERVIEW

The key numeric development information is summarised in the table below.

Table 2 | Proposal's numerical overview

COMPONENT	PROPOSAL
Site area	9,956 m²
Use	Residential
Maximum height	12m (RL 760.6)
Setbacks	North: 7.25m from Gorman Drive South: 4m from the existing green link East: 7.25m from McFarlane Avenue West: 4m from Wellsville Drive
Unit composition	1-bedroom: 43 (31%) 2-bedroom: 47 (34%) 3-bedroom: 26 (19%) 4-bedroom: 22 (16%)
Adaptable Units	15 units or 11%
Communal Open Space	2,900 m² (29%)
Deep Soil Zone	1,540 m² (15%)
Parking spaces	82 Tandem spaces (basement) 151 single spaces (basement) 28 visitor parking spaces(basement)

3.3 PEDESTRIAN ACCESS

Pedestrian access to the development is proposed to be provided from various points through the gap between buildings. In total 7 entry points are provided to the central courtyard. All units at the ground floor will have their individual entry point from the street as well as a rear door from the central communal open space.

Figure 8 | Pedestrian Permeability
Source: DSB, Urbane Studio

3.4 VEHICULAR ACCESS AND PARKING

Vehicular access to the development is proposed via a combined entry/exit driveway from McFarlane Avenue into the proposed basement level.

Individual lifts and stair cores provide access to the upper-level apartments for each building with all buildings internally connected to the lower basement car parking level containing a total of 233 resident parking spaces, 28 visitor parking and storage for each apartment.

Table 3 |Parking provisions

Unit Type	Googong DCP requirements	Total Provided
1-bedroom: 43	1 Parking Space per Unit	43
2-bedroom: 47	2 Parking Space per Unit	94
3-bedroom: 26	2 Parking Space per Unit	52
4-bedroom: 22	2 Parking Space per Unit	44
Visitor Parking	1 every 5 units	28

3.5 COMMUNAL OPEN SPACE

The development provides a central communal open space forming a central park between the buildings in a combined form of landscaped areas, paved paths, BBQ facilities and planter beds. The communal open space includes an area of approximately 2,900m².

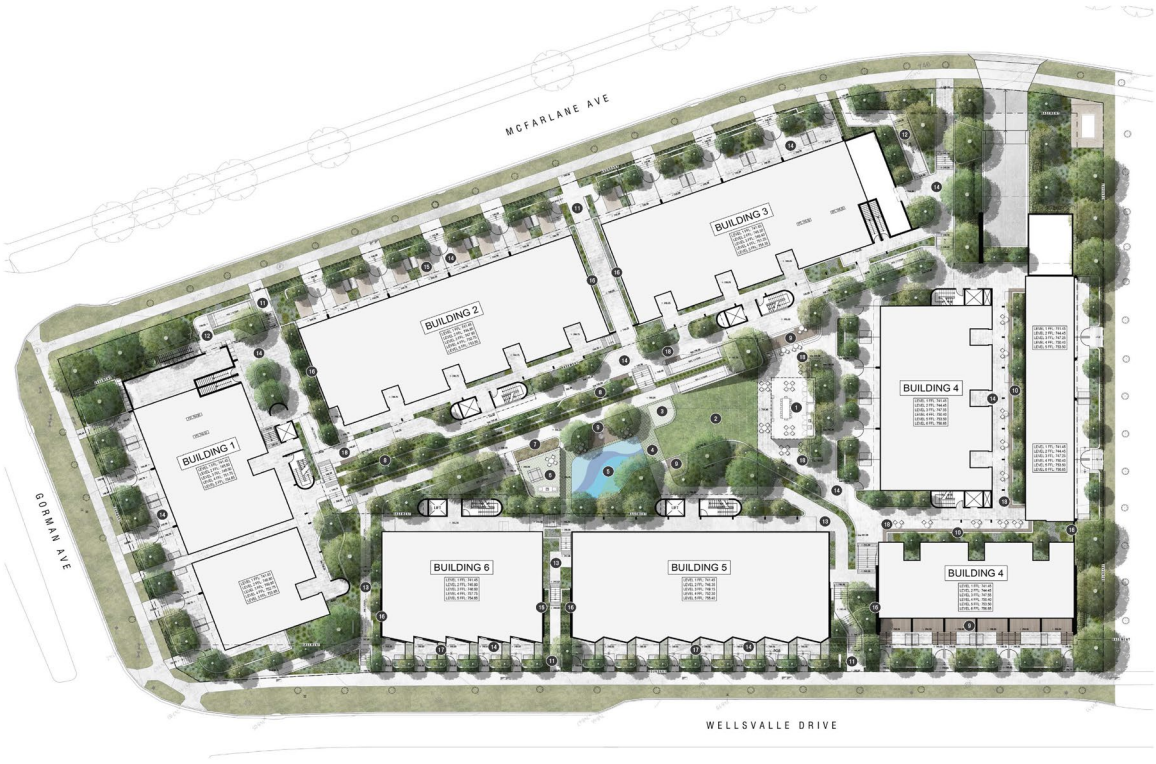

Figure 9 | Landscaper Master Plan
Source: DSB

3.6 LANDSCAP AND DEEP SOIL ZONE

Landscaped areas are proposed within the central communal open space and the ground floor setback areas. Total planting area is approximately 2,400m² or 25% of the site.

Permeable areas provided in the center and periphery of the site, that are located outside of the basement footprint cover an area of approximately 2,550 m² or 25% of the site. To be qualified as Deep soil zone the minimum dimension of 6m radius is required. The location of the deep soil areas is shown shaded green on the Figure 10 below. The total area of deep soil zone is approximately 1,540m² or 15% of the site. Landscape Plans prepared by BSD Landscape Architects are provided under **Appendix G**

Figure 10 |Deep Soil Zone
Source: DSB, Urbane Studio

3.7 SERVICING

A review of existing services has been undertaken for the site which confirms that all required services can be provided via an extension to existing utility infrastructure.

- Water

The site will be serviced by a proposed 150mm tie for portable and 150mm tie for Recycled water from the southeast corner on McFarlane Avenue. The existing 100mm ties of potable and non-potable water on the corner of McFarlane Avenue and Gorman Drive to be disconnected and removed.

- Sewer

The development will be served by an existing 150mm sewer tie located on the north easter corner of the site.

- Stormwater

  The site is served by an existing 450mm stormwater tie located on the corner of McFarlane Avenue and Gorman Drive. No on-site detention system is required as this has been factored in during the subdivision DA for neighborhood 2. Please see **Appendix D** for detail.

- Erosion and sediment

  An erosion and sediment control plan (ESCP) has been provided under **Appendix D .**

3.8 WASTE COLLECTION

For the ongoing use, the waste and recycling bins for the development are proposed to be stored within dedicated bin storerooms located on northeast and southeast corners of the site and incorporated into the built form of buildings 1 and 3.

A total of 149 bins including 69 x 240(L) waste bins, 69 x 240(L) Recycling bins and 11 x 240(L) green bins are provided. These bins will be wheeled out for kerb collection on McFarlane Avenue. Please see **Appendix D** for details and Swept Paths.

3.9 VEGETATION REMOVAL

Two street trees on McFarlane Avenue are proposed to be removed to allow for the site verge cross over.

4.0 STATUTORY ASSESSMENT

The following provides an assessment of the proposed development in accordance with the matters under Section 4.15 of the *Environmental Planning & Assessment Act 1979*.

4.1 ENVIRONMENTAL PLANNING INSTRUMENTS

4.1.1 STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021

SEPP (Planning System) 2021 applies to development with a CIV of over $30 Million. The proposal is defined for the purposes of this SEPP as "Regional Development". The EP&A Act states that the consent authority will be the Southern RPP.

4.1.2 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The SEPP prescribes a statutory process associated with the development of land that is contaminated and needs remediation. The subject site has been assessed and identified suitable for residential use as part of the original Subdivision DA for Neighborhood 2 (audit statement No 18013 SAS 20181204). Thus, it is considered that the relevant provision of the SEPP has been satisfied and no further assessment of site contamination is required.

4.1.3 STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

This SEPP operates in conjunction with *Environmental Planning & Assessment Regulations 2021* to ensure the effective introduction of BASIX in NSW. The proposal is considered a BASIX affected development as defined by the Regulation.

The BASIX Certificate provided in **Appendix E** indicating full compliance with the BASIX requirements by achieving or surpassing the minimum water, energy and thermal comfort scores and these commitments.

4.1.4 STATE ENVIRONMENTAL PLANNING POLICY NO. 65 – DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT (SEPP 65)

The proposed residential flat buildings are 3 and 4 stories in height and include 138 dwellings that satisfy the definition of a dwelling and therefore, the provisions of *SEPP 65* and the Apartment Design Guide (ADG) apply to the proposal.

As required by *SEPP* and *Section 29 of the Environmental Planning and Assessment Regulation, 2021,* the application is accompanied by a Design Verification Statement (DVS) prepared by DNA Architects which confirms that the proposal addresses the SEPP 65 principles and ADG.

A comparative assessment of the proposal against the key ADG Design is provided in the table below.

Table 4 |Assessment against the Apartment Design Guide (ADG)

PART 3 SITING THE DEVELOPMENT	
3A Site analysis	The site analysis prepared for Lot 566 Googong highlights the site opportunities and constraints in relation to the surrounding context.
3B Orientation	The site has a predominant orientation of east west with narrow north and south frontages which is not the most optimal solar orientation for apartment blocks. Despite this, the development has been designed to maximise solar access into both private and communal open space. The site is surrounded by three streets, two of which are main roads (Gorman Drive and Wellsvale Drive). The corner of these two main roads is designated as a significant focal point adequately addressing the street frontages it faces. Pedestrian access to the development is proposed to be provided from various points through the gap between buildings. In total 7 entry points are provided to the central courtyard. All units at the ground floor will have their individual entry point from the street as well as a rear door from the central communal open space. The orientation of the proposed buildings is not anticipated to have any detrimental impact on solar access to the adjo0ining properties.
3C Public domain interface	The proposed design achieves an appropriate transition between private and public domain without compromising safety and security. All ground floor units have direct access to the street with upper floor balconies and windows overlooking the public domain they are facing. Permeable fencing has been provided at the ground level providing for both solar penetration and passive surveillance while offering sufficient privacy for the courtyards. There are no solid walls along street frontages The development provides a central communal open space forming a central park between the buildings. Each building has an open corridor facing the central open space offering cross ventilation and passive surveillance of the communal area. The landscape design has a significant emphasis on opportunities for residents to interact in the public areas via bench seating, BBQ areas and exercise spaces. The individual entries into the central communal area are clearly defined through landscaped elements of planting and built forms. Access to the upper floor units of the buildings are clearly defined via architectural detailing of the lift and stair cores.
3D Communal and public open space	3D-1 Communal open space has an area of approximately 2,900m² which equal to 29% of the site.

	The design achieves more than 2 hours of direct sunlight (mid-winter) to at least 50% of the usable part of the communal open space. 3D-2 The development provides a central communal open space forming a central park between the buildings in a combined form of landscaped areas, covered BBQ spaces, exercise area with running trails around the site, amphitheater/outdoor cinema and a drone delivery zone. The central communal area is protected from the prevailing breezes by the surrounding buildings. Note: the substation noted on the drawings is existing and already installed on site 3D-3 All buildings have open corridors facing the central open space offering sufficient passive surveillance to the communal area. 3D-4 The communal area provides a range of recreation size spaces and activities. Pedestrian access to the development is provided from various points through the gap between buildings. In total, 7 entry points are provided to the central courtyard. The internal pedestrian network is clearly visible from the street between building blocks via view lines and pedestrian desire paths. The proposal is also located within walking distance to the Googong common which provides for multiple sporting fields and higher-level recreational facilities.
3E Deep soil zones	Permeable areas provided in the center and periphery of the site, that are located outside of the basement footprint cover an area of approximately 2,550 m² or 25% of the site. To be qualified as Deep soil zone the minimum dimension of 6m radius is required. The location of the deep soil areas is shown shaded green on landscape set. The total area of deep soil zone is approximately 1,540m² or 15% of the site.
3F Visual privacy	The proposal height does not exceed 12m, therefore, the relevant separation is a minimum of 6m. There is also no adjoining property. All proposed units are dual aspects and arranged in rows, therefore overlooking opportunities are minimized. Where building separation is less than 6m appropriate screening has been provided to ensure reduced overlooking whilst providing light and views or windows have not been placed directly opposite each other to maintain privacy.
3G Pedestrian access and entries	Building entries and pedestrian access connects to and addresses the public domain and the communal open space. The design emphasis on shard and activated communal open spaces, welcoming the public in, rather than locking them out.
3H Vehicle access	Vehicular access to the development is proposed via a combined entry/exit driveway from McFarlane Avenue into the proposed basement level.

	The car park access is integrated with the building's overall façade and is not a primary visual component of the building façade and has been located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.
3J Bicycle and car parking	3J-1 Each unit is provided with sufficient basement car parking to meet the requirements of Part 7 of the Googong DCP. Individual lifts and stair cores provide access to the upper-level apartments for each building with all buildings internally connected to the lower basement car parking level containing a total of 233 resident parking spaces, 28 visitor parking and storage for each apartment. 3J-2 Motorcycle and Bicycle parking is provided in the basement. 3J-3 Building lobbies are spread evenly throughout the basement. Lobbies can be accessed without crossing car park spaces. Storage cages and the basement waste enclosure can be easily accessed without crossing car spaces 3J-4 The visual and environmental impacts of underground car parking are minimized through design. The basement is logical and efficient with looping design utilising double loaded aisles. The basement does not protrude above ground and ventilation grilles are incorporated in the building façade and landscape elements.
PART 4 DESIGNING THE BUILDING	
4A Solar and daylight access	The site is narrow in shape with shorter boundaries facing north and south. 4 out of 6 buildings oriented east-west to ensure they appropriately address the street and the public domain with the number of south facing units minimized (10 directly south facing units out of 138 units). Living areas are located to the edge of the unit layout and facing north where possible to maximise solar access. All units are dual aspects allowing some units to have direct sunlight into both sides of the unit. Skylights and high-level windows are used as secondary light sources in select units throughout the development Despite these constraints, the development achieves the required solar access as below: Sunlight to living areas: – 72% of units living areas receive 3 hours of sunlight. – 8% of units living receive no direct sunlight. Sunlight to POS: – 71% of units receive 3 hours of sunlight to their POS – 11% of units receive 2.5 hours of sunlight to their POS – 7% of units receive no direct sunlight to their POS.

	The design incorporates shading elements directly into the façade as opposed to superficial items like bolts on shading devices. Deep bands that wrap around much of the façade provide an eave for shading. The vertical blades on the upper levels of buildings 1, 2 and 3 also provide vertical shading. Balconies are also used for shading in some instances.
4B Natural ventilation	All units have dual aspect allowing for effective cross ventilation throughout the development.
4C Ceiling heights	All 2 story units have 2.7m ceiling height on main living areas with the second floor having 2.4m. The second floor doesn't exceed 50% of the unit area. Single story units have 2.7m ceiling heights in habitable rooms and 2.4m ceiling heights in non-habitable rooms. Ceiling heights could accommodate ceiling fans
4D Apartment size & layout	4D-1 All proposed apartments are generous in size that exceed the minimum required areas: – 1-bedroom ≈ 50 - 62m² – 2-bedroom ≈ 75- 119m² – 3-bedroom ≈ 129 - 140m² – 3-bedroom ≈ 129 All habitable rooms have a window to an external wall with a minimum glass area of 10% of the floor area except for the studio apartment type AP-G. Unit type AP-G is a studio apartment and utilises borrowed light and ventilation to meet the Building Code of Australia. There are only 2 apartments in this typology.
	4D-2 Habitable room depths comply with prescribed depth of 2.5 x the ceiling height. In open plan layouts the 8m depth is exceeded in some cases, however when measuring from a window to the edge of the kitchen the apparent depth is less than 8m. – TH-A = 8.7 – TH-B = 8.7 – TH-C = 9.8 – TH-D = 9 – TH-E = 9 – SH-A = 8.9 – SH-B = 9 – AP-TYPE B = 4.2 – AP-TYPE B = 7. 4 – AP-TYPE C = 8 – AP-TYPE D = 7 – AP-TYPE E = 7.8

	– AP-TYPE F = 8.7 – AP-TYPE G = 6.1 Given that all units are double loaded the minimal extra length will not have any detrimental impact on the amenity of the proposed spaces. Council consideration for this minor variation is requested. All living areas and bedrooms are located on the external face of the building, facing the street or the communal open pace. Where possible wet areas have an external openable window.
	4D-3 All master bedrooms have an area greater than 10m² apart from Unit type: AP-Type-B which has an area of 9.88m². All other bedrooms in units have areas greater than the required 9m² with minimum dimension of 3m. This is not a significant departure from the guidelines and will not have a substantial impact on the amenity of the proposed units. As shown in table below all units are above the minimum size requirement, there would be adequate living spaces in each apartment.

Unit Typology	Min Requirements	Proposal Average
1-bedroom	50 m²	59 m²
2-bedroom	75 m²	93 m²
3-bedroom	90 m²	134 m²
4-bedroom	107 m²	129 m²

All Living rooms have minimum prescribed widths.

4E Private open space & balconies	Drawing A 842 in the Architectural set provides a schedule for the Private Open Spaces of the proposed development. It is noted that all units are provided with more than the minimum required area for the PPOS required under the ADG. However, a limited number of units (only 8) do not meet the minimum required dimension required under the ADG. These units are listed in the table below.

U No	TYPE	BR	Required m²/ Min Dim	Provided m²/ Min Dim
U1.09	AP-E	1	8m² /2m	8.44m²/1.995m
U1.09	AP-E	1	8m² /2m	8.76m²/1.995m
U4.17	AP-A	1	8m² /2m	11.44m²/1.5m
U4.18	AP-A	1	8m² /2m	11.44m²/1.5m
U4.29	AP-A	1	8m² /2m	11.44m²/1.5m
U4.30	AP-A	1	8m² /2m	11.44m²/1.5m
U4.31	AP-A	1	8m² /2m	11.44m²/1.5m
U4.32	AP-A	1	8m² /2m	11.44m²/1.5m

	Given the minor nature of these non-compliances, and the fact that the development provides for ample common open space with landscaped areas and recreation facilities such as BBQ
4F Common circulation& spaces	The proposed development exceeds the maximum units served off a single core by one. It does, however, satisfy the design guidance of twelve units. The objective of this criteria is to achieve good amenity and properly service the number of apartments. The external circulation walkways facing

	the central communal area are the core design element of the proposed development. This is to increase the resident's interaction with each other and the communal open space as well as providing ample passive surveillance across the development. The proposal, therefore, is compliant with the objective of the criteria, thus council' consideration for this variation has been kindly requested.
4G Storage	Storage is provided internally within each unit as well as within basement storage cages as per requirements of the ADG.
4H Acoustic privacy	The insulation will be in accordance with the BCA requirements. The proposal is for residential use and is not anticipated to have significant acoustic implication on adjoining properties.
4J Noise and pollution	Proposed setbacks and double glazing are considered to be sufficient to minimize any external noise impact. Proposed setbacks and double glazing are considered to be sufficient to minimize any external noise impact.
4K Apartment mix	A mix of apartments and townhouses have been provided to increase the housing diversity of the locality and increase density across from the town center. The larger family orientated 2 story units (3 & 4 bedroom units) are located at ground level on the quieter streets of Gorman Drive and McFarlane venue. 2 story 2-bedroom units are located above the 2- & 3-bedroom units. Higher density units within the proposed development are situated along Wellsville Drive to suit the higher density of the town center. The following mix of units are provided: – 1 Bedroom – 43 (31%) – 2 Bedroom – 34 (24%) – 3 Bedroom – 47 (34%) – 4 bedroom – 22 (16%)
4L Ground floor apartments	All ground floor units have direct access to the street through their private courtyard to maximise street frontage activity and passive surveillance while providing for Privacy and safety of the residents.
4M Facades	The proposed façade is of appropriate scale and proportion to the streetscape providing a suitable transition between the future town center and lower density housing to the north. The development is broken into 6 buildings with each building sharing many core façade elements to create consistency across the development, but where necessary changes to the façade have been implemented. In general, the façade across the development utilises a defined base, middle and top portion. The base includes heavy materials to ensure robustness and to provide a sense of stability. The heaviness of the base is softened through landscaping and planters. The upper portion utilises strong vertical blade elements to break up the bulk and provide shading to the units. Shadowing on the façade is created through the vertical blades and overhanging planter box bands that wrap the buildings.

	The colour palette is understated but utilises a key colour to high light key articulation elements. Soft landscaping is a key element of the façade. Building entries are expressed clearly from the central communal area which allows the communal area to be visible from the streets. The building entries are architecturally articulated to be clear markers within the site as entry points to each building.
4N Roof design	The roof treatment is integrated into the building façade through the use of parapet walls. These parapet walls are integrated into the vertical blade elements to create a cohesive façade treatment. The roof is of low pitch to minimise the bulk of the building and falls internally towards the central communal area. Parapets have not been used on the internal façade of the buildings to reduce the scale of the buildings in the central area and maximise solar access. The roof design maximises solar access into the units during winter, shading during summer months is from the built form rather than the roof and eaves. Skylights and ventilation systems are integrated into the roof design.
4O Landscape design	The proposed landscape design incorporates a mix of native and deciduous species. Large trees are proposed within the central communal space and along the boundaries where more deep soil is available. The courtyard design incorporates both hard and soft landscaping and sufficient planting area for residents to create microclimates. Please refer to Appendix F for detail of landscape design.
4P Planting on structures	An extensive area of deep soil zone has been incorporated into the design in the form of a central communal open space. Raised planter beds are also provided above the basement slab which is reinforced. The size of planter boxes (available soil volume) is appropriate for proposed species. Details of drainage and waterproofing of these planters will form part of the detail design. Please refer to Appendix F for detail of landscape design.
4Q Universal design	An access report has been prepared in support of this application. The report confirms that 20% of the units meet the Livable housing Guidelines. 10% of proposed units are adaptable. They are primarily on the ground floor level or close to lift access. Access to communal areas from adaptable housing is equitable. The adaption of the units requires minimal alterations to the existing unit layout and minimal amenity is lost. Adaptable parking is provided in the basement with lift access. In general, the proposed internal layouts are flexible and cater for a range of lifestyles. Larger unit layouts mostly provide 2 living spaces over 2 stories. Large open plan living spaces in the units allow for individual styling and furniture positions.

4R Adaptive reuse	Not Applicable
4S Mixed use	Not Applicable
4T Awnings and signage	No awning is proposed as part of this proposal. Signage will be integrated into the building design.
4U Energy efficiency	BASIX and NaTHERS certificates have been provided in **Appendix E**
4V Water management and conservation	The proposal incorporates water efficiency measures as outlined in the submitted BASIX certificate. The development will be integrated into Googong reticulated water supply System.
4W Waste management	Two waste facilities have been evenly distributed throughout the site. They are located off McFarlane Avenue for kerb collection. Each waste enclosure is roofed to minimise smells and noise to adjacent units. The waste enclosures are integrated into the overall building design.
4X Building maintenance	Robust enduring external building materials have been used including brick, precast concrete, colorbond metal, aluminium, glass and off form concrete. These materials should minimise future maintenance. Plant equipment are provided with sufficient access for maintenance staff.

4.2 LOCAL ENVIRONMENTAL PLANS

4.2.1 QUEANBEYAN-PALERANG REGIONAL LOCAL ENVIRONMENTAL PLAN 2022

Clause 2.1 – Land Use Zones

The subject land is zoned **R1 General Residential** pursuant to the provisions of *QLEP 2012* (**Figure 11**). The objectives of the zones are as follows:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that buildings with non-residential uses have a bulk and scale that is compatible with the zone's predominantly residential character.
- To promote walkable neighborhoods and a sense of community.
- To ensure that where possible, development maintains existing bushland.
- To encourage medium to high density housing located in close proximity to the town and village centres.

Proposed development is consistent with the objectives of the R1 zone through provision of a higher density housing in proximity to the Town Centre.

- Permissibility

The proposal is for *Residential Flat Buildings* which are permissible within **R1 General Residential Zone.**

Residential Flat Building means a building containing 3 or more dwellings, but does not include an attached dwelling, co-living housing or multi dwelling housing.

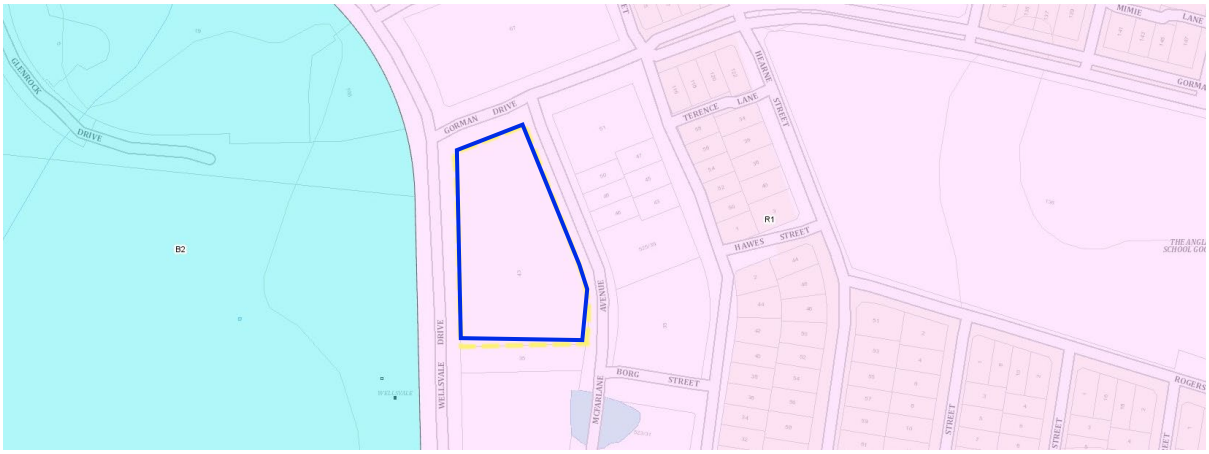

Figure 11| Zoning
Source: Planning Spatial Viewer

Clause 4.1 Minimum subdivision lot size

Minimum subdivision lot size for the site is 330m². The proposal is not for Torrens title subdivision therefore, the minimum lot size requirement does not apply to the development.

Clause 4.3 Height of buildings

Clause 4.3 of *QLEP 2012* establishes a 12m maximum building height for the site, as illustrated in **Figure 12**.

Figure 12| Building height
Source: Planning Spatial Viewer

The proposal complies with requirements of *Clause 4.3* as none of the proposed buildings encroach into the heigh limit envelope with the highest point being measured from the existing level at the southwest corner of the site at RL749.4 to the top of the parapet in building 4 at RL760.60.

- Building 1 maximum height: RL 759.02
- Building 2 maximum height: RL 757.45
- Building 3 maximum height: RL 757.95
- Building 4 maximum height: RL 760.60
- Building 5 maximum height: RL 759.35
- Building 6 maximum height: RL 758.80

Clause 7.1 – Earthworks

Earthworks are proposed as part of the construction works for the facilitation of the basement level and will not have a detrimental impact on the drainage pattern or soil stability. Erosion & Sediment Control Plans provided under **Appendix C – Engineering Assessment** will be used during construction to mitigate any potential impact.

Clause 7.6 Airspace Operations

The proposed development will penetrate the obstacle limitation surface map for Canberra airport. It is noted however, a controlled activity approval for the entire Googong has been issued previously therefore referral to the Canberra Airport is not required.

Clause 7.9 Essential services

The proposal has suitable vehicle access, and all reticulated services are available for the future development of the site.

4.3 DRAFT ENVIRONMENTAL PLANNING INSTRUMENT

There is no draft environmental planning instrument applicable to the site at the time of lodgment.

4.4 DEVELOPMENT CONTROL PLAN

4.4.1 QUEANBEYAN DEVELOPMENT CONTROL PLAN 2012

The proposal is subject to the provisions of part two of the *QDCP 2012.* The following is an assessment against the relevant sections:

Table 5 |Assessment against QDCP 2012

QUEANBEYAN DEVELOPMENT CONTROL PLAN 2012
PART 2 - ALL ZONES
2.2 CAR PARKING
Complies A total of 233 resident car parking spaces and 28 visitor car park spaces are provided in the basement in accordance with the requirement of the Googong DCP. Two-way access off McFarlane has been provided for the basement. The basement is generally located under the building footprint. The arrangement is to allow maximum Deep soil area in the form of a central park internal to the site.
2.3 ENVIRONMENTAL MANAGEMENT

Complies

A BASIX certificate has been provided in **Appendix E** which demonstrates compliance with State *Environmental Planning Policy Building Sustainability Index: (BASIX) 2004*. The proposal will not result in any significant or detrimental environmental impacts.

All dwellings have their individual water meter.

Sufficient waste enclosure has been provided within the development.

2.4 CONTAMINATED LAND MANAGEMENT

Complies

Matters of considerations in relation to *State Environmental Planning Policy (Resilience and Hazards) 2021* and clause 7.1 have been addressed as part of the original Subdivision development application for NH 2.

2.5 FLOOD MANAGEMENT

Not applicable

2.6 LANDSCAPING

A landscape package has been prepared by DSB (category 2 consultant) and provided under **Appendix F** of this report. Assessment against landscaping requirement of part & of the Googong DC are provided further below.

2.7 EROSION AND SEDIMENT CONTROL

An erosion and sediment control plan has been provided under **Appendix D** . It is anticipated that standard conditions relating to site management will be included as part of the development consent.

2.8 GUIDELINES FOR BUSHFIRE PRONE AREAS

Not Applicable

2.9 SAFE DESIGN

Complies

The proposal has been designed with CPTED principles in mind. Ample opportunities are provided through balconies, open corridor and ground floor courtyards for passive surveillance of both the street and the communal areas.

The design provides for appropriate lighting, clear sightlines and multiple entry and exists which offers casual surveillance and minimises concealment opportunities.

4.4.2 GOOGONG DEVELOPMENT CONTROL PLAN 2012

The proposal is subject to the provisions of the *GDCP 2012*. The following is an assessment against the relevant sections:

Table 6 | Assessment against GDCP 2012

PART 7 – SMALL LOTS, STUDIO DWELLINGS, MULTI DWELLINGS, DUAL OCCUPANCIES AND RESIDENTIAL FLAT BUILDINGS
SECTION A: STREETSCAPE AND URBAN CHARACTER
7.2. STREETSCAPE

a)	Development shall be generally in accordance with the Neighborhood Structure Plan.	Complies - The neighborhood structure plan envisages the site as a medium density development in proximity to services and amenities associated with the Town center. The proposal is compliant with the Neighborhood 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.	Complies - A mix of materials and textures including concrete, metal cladding, painted sheeting, metal blade, brick and aluminum as well as planter boxes on the upper floor balconies have been proposed to provide visual interest and articulation in the built form. Please refer to Drawing A601 for details.
c)	New buildings shall adhere to the minimum building line setbacks.	Complies - Following setbacks are provided: – MacFarlane Avenue: 7.25m ground floor – : 10m Upper floor – Wellsvale Drive: 4m – Gorman Drive: 7.25 m – Laneway: 4m
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.	Complies - The proposal fronts 3 streets, MacFarlane Avenue, Wellsvale Drive and Gorman Drive. All ground floor units have courtyard gate entries that address the street frontages at human scale. The design also incorporates appropriate articulation and material use to create a legible and strong corner presentation.
e)	Fencing should be designed to provide a clear distinction between private and public space and to encourage casual surveillance of the street.	Complies- All ground floor units are provided with individual courtyards facing the street, facilitating passive surveillance opportunities.
f)	Fencing should be consistent with the established style and pattern of fences in the locality.	Complies
g)	Elements such as fences, walls, hedges, level changes and landscaping or a combination of these elements are to define the front boundary.	Complies
h)	Where front fences / walls are used they are to be a maximum height of 1.2m to the primary street frontage	Variation requested -The proposal incorporates 1.5 high fences for ground floor units facing the street to provide further privacy to the POS of subject units.
i)	Front fencing is to be predominately open in design, such as picket fences, hedges or palisade style fencing.	Complies-A combination of vertical aluminum slats and painted brick walls are proposed.

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.	Complies-See Item h above.
k)	Side fences between residential lots are to start at least 1m behind the primary building frontage of the dwelling.	N/A

7.3. STREETSCAPE – PUBLIC AND PRIVATE LANEWAYS

N/A

7.4. BUILDING FORM AND DESIGN

a)	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.	Complies - Proposed development addresses the street providing for individual entry point to ground floor units, modulated building form and articulated facade for upper-level dwellings.
b)	The design of the new development is to address shading from summer sun, ventilation and topography.	Complies - The proposed development is formed around a central courtyard/park with deep root planting which provides for summer shade and recreational amenities for the residents. All proposed buildings are single loaded with open corridors (atrium) allowing all units to benefit from cross ventilation. The proposal steps down with and addresses the site topography.
c)	Studio dwellings are to be located at the rear of the lot only where the lot has access from a rear lane or secondary street on a corner lot.	N/A
d)	Rear garages with studio dwellings may have first level balconies facing the lane provided the balcony remains within the lot boundary. Where 2m deep, overhanging balconies provide for principal private open space the application must demonstrate how garages setback underneath avoid creating an overly wide lane and ambiguous space opportunities for illegally parked cars, trailers, bins etc.	N/A
e)	Studio dwellings are to have balconies or living areas that overlook laneways for casual surveillance	N/A

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 Googong. Features that may break up blank walls include: balconies, awnings and screens, fixed and/or operable sun screens and articulated façades.	Complies - Large expanses of blank walls are avoided and 'glass box style' are not proposed. A combination of features including projecting balconies, change of materials and introduction of planter boxes on upper floors are used to breakdown the bulk and scale. In general, the façade across the development utilises a defined base, middle and top portion. The base includes heavy materials to ensure robustness and to provide a sense of stability. The heaviness of the base is softened through landscaping and planters. The upper portion utilises strong vertical blade elements to break up the bulk and provide shading to the units. Shadowing on the façade is created through the vertical blades and overhanging planter box bands that wrap the buildings. The colour palette is understated but utilises a key colour to high light key articulation elements. Soft landscaping is a key element of the façade.
g)	Articulation zones shall be designed to adhere to the requirements set out in the relevant tables in this Part.	
h)	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 entry features or porticos, awnings or other features over windows including sun shading, balconies (roofed or unroofed) or window box treatments to any first floor element, recessing or projecting architectural elements, open verandahs, bay windows or similar features.	
i)	The building design and architectural style (including articulation) is to interpret and respond to the character of the locality, including dominant patterns, textures and compositions of buildings.	
j)	Articulation should reduce the appearance of building bulk and express the elements of the building's architecture.	
k)	Articulation elements should provide visual interest from the street.	
l)	The facades of buildings should be designed with a balance of horizontal and vertical elements.	
m)	Alterations and additions are to be compatible with design elements of the building.	N/A
Building Entries		Complies
a)	Define building entries clearly using setbacks, canopies, different materials, textures and colours.	

Roof Design a) Articulate roofs to provide a quality roofscape. Roof design is to: i. Minimise impact on tree-top skyline viewed from beyond the site. ii. Avoid glare, high colour contrast and screen unsightly roof mounted services. iii. Obscure roof mounted structures when viewed from higher dwellings and the public domain. b) Pitched hip and gable roof forms shall predominate. c) Strong colours and black shall be avoided. d) Roof design shall fully integrate and coordinate services. Antennae, plant and solar panels should not be viewed from public areas where practical. e) Where a studio dwelling is built over a rear garage and separated from the upper levels of the principal dwelling, there must be a minimum separation of 5m between the upper floor rear façade of the principal dwelling and studio dwelling.	Complies
RESIDENTIAL FLAT BUILDINGS	
a) Residential flat buildings shall be located generally in accordance with the Neighbourhood Structure Plan.	Complies
b) Residential flat buildings must be designed to be consistent with the principles outlined in State Environmental Planning Policy (SEPP) 65 – Residential Apartment Development and Apartment Design Guide.	
c) Residential flat buildings shall provide for the articulation of the roofscape where appropriate.	
7.5. HEIGHT AND FLOORSPACE	
a) The maximum permissible floor space ratio for development within the Googong Town Centre and the Neighbourhood Centres shall be in accordance with the requirements of the QLEP 2012 (Refer to relevant Floor Space Ratio Map).	Complies - Refer to assessment against *QPRLEP 2022*.

b) The maximum heights within the new Googong Township shall be in accordance with the requirements of the QLEP 2012 (refer to relevant Height of Buildings Map).	
7.6. PRIVACY AND VIEW SHARING	
a) Windows of upper-level habitable rooms and balconies are to be designed to avoid overlooking of the private open space of neighbouring properties.	Complies- Dwellings have been appropriately designed and windows are located to minimize direct line of sight into the private open space or habitable rooms of the adjoining units. Where required, highlight windows have been used to minimize any possible impact on amenities.
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.	
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) Where dwellings are built to a zero lot line on a side boundary, windows are not to be located on the zero lot wall unless that wall adjoins a laneway, public road, public open space or drainage land.	
f) Windows of upper-level habitable rooms facing a habitable room of a neighbouring dwelling within 9m are to: i. Be offset by 1m; or ii. Have high sill windows; or 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; or provide other suitable solutions.	
View Sharing Controls:	Not applicable
a) Development is to be designed to minimise loss of views from neighbouring properties. Significant views within Googong such as to hilltops, Googong Common and the	

surrounding farmlands are to be valued and shared.	
b) A visual analysis illustrating the impacts of the proposed development upon views may be required by Council for lots with prominent views.	
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.	Complies - The insulation will be in accordance with the BCA requirements. The proposal is for residential use and is not anticipated to have significant acoustic implication on adjoining properties.
b) Where buildings adjoin major external noise sources (e.g. parking / recreation areas / garbage collection / air conditioning units, major roads etc), proper consideration is to be given to the following design issues: v. Appropriate separation. vi. Use of buildings as noise buffers i.e. less sensitive land uses to be located close to the noise source. vii. Locating sensitive areas of use such as bedrooms away from noise sources. viii. Use of acoustic glazing, solid-core doors, solid wall construction and other appropriate noise preventative design measures. ix. Separating plumbing for each dwelling and containing them to prevent transmission of noise between dwellings.	Noted
c) Noise sources such as air conditioners, exhaust fans and the like shall be located away from sensitive areas such as bedrooms.	
7.7. SAFETY AND SECURITY	
a) Design buildings and landscaping in accordance with Part 2.9 of the Queanbeyan Development Control Plan 2012 – Safe Design.	Complies- Ample passive surveillance opportunities have been provided through break in the built form, open corridor arrangement and positioning of windows and openings of the habitable rooms.
7.8. ACCESS AND MOBILITY FOR MULTIPLE DWELLING HOUSES AND RESIDENTIAL FLAT BUILDINGS	
Complies - Refer to **Appendix H – Access and Mobility Report.**	
SECTION B: SITE AMENITY	

7.9. PEDESTRIAN ACCESS AND BUILDING ENTRIES	
a) The planning of the site is to optimise accessibility for all to the development from the public domain.	Complies - Building entries and pedestrian access connects to and address the public domain and the communal open space. The design emphasis on shard and activated communal open spaces, welcoming the public in, rather than locking them out. Pedestrian and vehicle access are separated and clearly distinguishable.
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) Pedestrian ramps are to be integrated into the overall building and landscape design.	
e) Ground floor shops, offices and apartments are to be designed to be accessible for all from the street.	
f) Pedestrian and vehicle access ways are to be separated and clearly distinguishable.	
g) The provision of public through-site pedestrian access ways is to be considered in the development of all large sites.	
h) The access requirements from the street or car parking area to the entrances of buildings are to be clearly identified.	
i) For studio dwellings access is to be separate from the principal dwelling and is to front a public street, lane or shared private access way. If appropriately designed, a combined access for the principal dwelling and studio dwelling can be through communal land but this must be shown on the subdivision plan for separate titling.	
7.10. PRINCIPAL PRIVATE OPEN SPACE AND LANDSCAPE DESIGN	
a) Refer Tables 1, 2 and 3.	Complies - The proposal is for a residential flat building so Table 3 applies.
b) The principal private open space is to be: – Located behind the building line to the main street frontage, unless specifically	Complies - Ground floor Principle Private Open Spaces (PPOS) are located within the front setback to allow for street activation. Where possible, they are located to maximise the

permitted otherwise by a neighbourhood Structure Plan. – Directly accessible from, and adjacent to, a habitable room, other than a bedroom. – Located to have a northerly aspect, where possible; Where the principal private open space is permitted to be forward of the building line by a Neighbourhood Structure Plan the following additional controls apply: – The front setback to the main building line for the ground floor level is to be a minimum of 4.5m. An articulation zone may intrude into the main building line and set back 3.0m. – The principal private open space must have a minimum dimension of 4m. – A 0.5m wide landscape zone with screen planting must be provided located between the principal private open space and the front boundary. – The principal private open space is to be located between 350 and 500mm above the general level of the street verge. – A front fence is to be provided which is a maximum combined height of retaining wall and fence of 1.5m. The maximum height of the fence is to be 1.2m. – The front door to the home is to be clearly visible and accessible from the street. – The front fence is to have as a minimum 25% open elements. – Blade walls are to be incorporated into the dwelling design to further enhance privacy from adjacent dwellings. Blade walls can project up to 1 metre in-front of the dwelling (this is to be measured from the 4.5m setback line). – At least 25% of private open space must be provided behind the main building line and include a service area to include clothes drying facilities screened from the public realm.	northerly aspect. They are Directly accessible from a living room. At minimum 0.5m of landscape zone is provided in front of the courtyard fences. The minimum dimensions and areas of all PPOS are in accordance with the Apartment Design Guide. Front fences are a combination of painted brick, concrete panels, and metal blades to incorporate 25% openness while still maintaining sufficient privacy for the ground floor courtyards. The front fence's height does not exceed 1.5m. All ground floor front gates are clearly visible and accessible from the street
c) A landscape plan is to be prepared in relation to private and communal open space in the case of Small lot housing, Multi Unit/Dual Occupancy development, Residential Flat Buildings and Shop-top	Complies - Please refer to **Appendix F**

	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.	
d)	For studio dwellings the principal private open space shall be in the form of a balcony directly accessed off living space having a minimum size of 12m2 with a minimum dimension of 2m. It must be north facing where possible with a minimum of 3 hours solar access between 9am-3pm on 21 June.	N/A
e)	Solar access and privacy to the principal private open space of neighboring lots is not to be significantly reduced or compromised.	Complies -The site is an island site surrounded by roads. The proposal has no detrimental impact on solar or privacy amenity of any neighboring lot.

7.11. CAR PARKING AND GARAGES

A total of 233 resident car parking spaces and 28 visitor car park spaces are provided in the basement in accordance with the requirement of table 3 of GDCP

Two-way access off McFarlane has been provided for the basement. The basement is generally located under the building footprint. The arrangement is to allow maximum Deep soil area in the form of a central park internal to the site.

a)	All on-site parking is to be provided in accordance with the Tables 1, 2 and 3.	Complies
b)	The provision of parking meets the needs of the activity associated with any land use to be accommodated on-site.	Complies -All required parking's are provided onsite and within the proposed basement.
c)	Car parking structures shall be incorporated into the design of residential buildings so as not to dominate the appearance of the building when viewed from public streets or internal private roadways. However it is understood that for studio dwellings and small lots, the garage will dominate the appearance of the building from the rear.	Complies -The proposed basement parking is not visible from the street
d)	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 except where Tables 1, 2 and 3 in this Part applies.	Complies -All proposed parking's are compliant with AS/NZS 2890.1-2004

e)	Parking may be provided in tandem where two spaces are provided for one dwelling.	Complies -Tandem arrangement are proposed but they are provided for one dwelling.
f)	For studio and one bedroom dwellings on small lots, one on–site car space is required. Garages for separately titled studio dwellings may have a zero lot setback to one side boundary and may be attached to another garage/studio dwellings on an adjoining lot, (still retaining the 1 studio dwelling in a group of 4 dwellings) particularly where the studio dwelling is associated with an attached or semi-detached dwelling.	N/A
g)	Garage doors of residential developments are to be set back at least: i. 1m behind the front façade of the home. ii. 5.5m from the street boundary to allow another car to park on site in driveway if necessary. iii. 0m setback where garages are rear loaded for small lots or studio dwellings.	
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.	Complies - Two street trees on McFarlane Avenue are proposed to be removed to allow for the site verge cross over.
k)	Provide landscaping between the driveway and the side boundary.	Complies - Please refer to **Appendix** F for Landscape Plan
l)	Where bicycle parking is provided in multi dwelling housing and residential flat buildings such bicycle parking should be located in proximity to building entrances in highly visible and illuminated areas to minimize theft and vandalism.	Complies- Bicycle parking is provided in the secure basement
m)	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.	N/A
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 façade 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	N/A
q) The maximum width of a driveway at the property boundary is to be 4.5m.	
r) Long straight driveways (gun barrel developments) are to be avoided.	Complies
s) Large expanses of concrete or sealed surfaces are to be avoided. Different surface treatments to be utilised.	
t) 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.	
u) No parking is required for secondary dwellings.	N/A
v) In finalising the parking numbers required the total number is to be rounded up to the next whole number.	Complies
w) Parking provision shall be 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 located at ground level.	
7.12. Site Facilities	
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 spaces and adjacent properties. ii. Avoid creating an odour nuisance for dwellings on the development site and adjoining properties. iii. Avoid creating a noise nuisance during servicing for dwellings on the development site and on adjoining properties	Complies - Two waste facilities have been evenly distributed throughout the site. They are located off McFarlane Avenue for kerb collection. Each waste enclosure is roofed to minimise smells and noise to adjacent units. The waste enclosures are integrated into the overall building design.

iv. Be incorporated into the landscaping if provided at ground level.	
c) One television antenna is provided to serve all dwellings in residential building Likewise for other communication antennae or dishes.	Noted
d) Each dwelling is provided with a lockable external store of waterproof construction with a minimum volume of 6m3 . A lockable garage or locker in a carport is acceptable	Complies - All dwellings are provided with storage units in the basement
e) Appropriately designed, clearly visible signage is to be provided indicating the address (and name) of the building for ease of identification.	Noted
f) Developments are to be provided with secure, open air clothes drying facilities screened from street view.	complies
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.	N/A
h) Mechanical plant 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.	Noted
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 within the development site.	Complies - Mailboxes are provided in courtyard walls for ground floor units. Mailbox for other units will be provide in the communal areas accessible to Australia Post
j) Studio dwellings and small lots provisions shall be made for separate services, such as mail delivery and waste collection, and on-site garbage storage areas so that bins are not visible from a street or laneway. Services are to be located on a street address that is able to be accessed by garbage collection and mail delivery services. Where it is more appropriate due to design and layout such services may be serviced from the front residential street via the principal dwelling lot.	N/A
7.13. STUDIO DWELLINGS AND SMALL LOTS	

Not Applicable	
7.14. MULTI DWELLING HOUSING AND DUAL OCCUPANCY	
Not Applicable	
Residential flat buildings and shop top housing developments in Googong shall comply with Table 3.	Complies -
7.16. THERMAL PERFORMANCE	
a) All dwellings within the Googong township 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.	Complies - Please see **Appendix E** for BASIX Certificate
7.17. SOLAR ACCESS	
a) Buildings shall be sited and designed to maximise sunlight to north facing windows	Complies - Please see assessment against *SEPP 65 Apartment Design Guideline*
b) Principal Private Open Space (PPOS) shall not have sunlight reduced to less than three hours between 9am and 3pm on 21 June.	
c) Living areas are to generally have a northern orientation and be directly accessible to principal 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.	
f) Buildings shall be sited and designed to maximise sunlight to north facing windows	
7.18. ENERGY AND NATURAL VENTILATION	
Buildings shall be designed and orientated to take optimal advantage of passive solar access and prevailing breezes.	Complies - All units have dual aspect allowing for effective cross ventilation throughout the development.
To reduce energy consumed by clothes drying machines, all dwellings are to be provided with secure, open air clothes drying facilities.	Complies - All dwellings have sufficient space for open air clothes drying

Where feasible make use of solar energy and solar hot water	noted
Ventilation of residential buildings can be achieved by permanent openings, windows, doors or other devices.	Complies - All buildings have open corridors facing the central open space offering permanent ventilation
7.19. WASTE MANAGEMENT	
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 2,300mm long by 750mm wide. Storage areas shall have an easily cleaned all weather surface.	Complies - Waste and recycling bins for the development are proposed to be stored within dedicated bin storerooms located on northeast and southeast corners of the site and incorporated into the built form of buildings 1 and 3. A total of 149 bins including 69 x 240(L) waste bins, 69 x 240(L) Recycling bins and 11 x 240(L) green bins are provided. These bins will be wheeled out for kerb collection on McFarlane Avenue. Please see **Appendix D** for Waste Management Plans
b) Storage areas shall be located so that: 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) On any collection day residents will be required to wheel two full MGB's to the kerbside. 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.	
f) Storage bays 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. 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. vi. An area 600mm wide x 750mm deep shall be provided for each MGB. vii. 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	
g) 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.	
h) A graded wash down point connected to the sewer is permitted in the floor of roofed storage areas.	
i) 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.	
7.20. WATER CONSERVATION	
a) All dwellings are to be connected to the Googong reticulated alternate water supply system. This is to be done by connecting to the toilets and at least two outside taps with a minimum of one to the front and rear of the dwelling.	Complies - The proposal incorporates water efficiency measures as outlined in the submitted BASIX certificate. The development will be integrated into Googong reticulated water supply System.
b) 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	
c) Details of proposed installation of appliances and plumbing hardware are to be provided in accordance with relevant standards.	
d) Rainwater tanks are required to be installed where BASIX certificates require such items connected to all new residential dwellings.	
7.21. STORMWATER MANAGEMENT	
a) Where any development will result in an increase in stormwater runoff, Council will 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	Complies - The site is served by an existing 450mm stormwater tie located on the corner of McFarlane Avenue and Gorman Drive. No on-site detention system is required as this has been factored in during the subdivision DA for neighborhood 2. Please refer to **Appendix D** for detail.
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.	
e) If an easement is necessary over downstream properties this must be created prior to the development consent becoming active, that is, deferred commencement consent would be issued in such cases where an easement is outstanding.	
f) 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.	

Table 7 | Assessment against table 3 of GDCP2012

RESIDENTIAL FLAT BUILDINGS AND SHOP TOP HOUSING		
	REQUIRED	PROVIDED
Minimum lot size	1000 m^2	9,956 m^2
Minimum lot width	25 m	48 m
Site coverage max	40%	39.58% Proposed
Building height	As per QPRLEP 2022	Does not exceed the maximum 12m across multiple buildings
Front setback minimum	6 m	North: 7.25m from Gorman Drive South: 4m from the existing green link East: 7.25m from McFarlane Avenue West: 4m from Wellsville Drive
Corner lot - Secondary Setback	3.0 m: façade length less than 9m 4.0 m: façade length greater than 9m	
Articulation zone	1.5 m 40% of width of building	Appropriate articulation has been provided which does not encroach into front setback lines
Garage setback to front boundary	6 m	N/A
Garage setback to secondary boundary	5.5 m	N/A
Side setback	3.0 m – up to two storeys plus an additional 0.5 m – for each floor over two storeys	N/A
Rear setback	4 m	N/A
Garage setback to public or private rear lane	0 m	N/A
Principal private open space – On ground	24m^2 North facing, directly accessible from living areas minimum width of 4 m. 50% of PPOS to be permeable and landscaped.	Please refer to assessment against the NSW Apartment Design Guidelines (SEPP 65)

Principal private open space – Balcony Minimum area	12m² North facing directly accessible from living areas minimum width of 2m (The minimum balcony PPOS requirements only apply where ground level PPOS cannot be provided – otherwise no restriction)	Please refer to assessment against the NSW Apartment Design Guidelines (SEPP 65)
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.	Please refer to assessment against the NSW Apartment Design Guidelines (SEPP 65)
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.	2,550 m² or 25% provided.
Garage to building frontage (front façade only)	No more than 50% of street façade.	N/A
Number of car spaces (minimum)	1 bed- 1 space 2 bed – 2 spaces 3 bed or more – 2 spaces 1 disabled space for each adaptable dwelling	Compliant parking has been provided please refer to section 3.4
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	Compliant parking has been provided please refer to 3.4
Underground parking	Permissible – 3m to side boundaries Minimum basement height - 2.2 m	N/A- the site is an island site and there is no side boundary.
Earthworks	1.5m maximum cut and fill	Earthwork for the basement exceeds 1.5m. It is expected that this will be

		managed through construction management conditions of consent.
Maximum length of residential flat buildings and shop top housing	Buildings should not exceed a total length of 60 metres. Wall planes should not exceed 30 metres in length without the roof and wall design being broken.	The maximum proposed building length is 40m. Multiple breaks in the built form and vertical elements have been incorporated into the design to ensure appropriate articulation of the faced.
Minimum gap between residential flat buildings and shop –top housing	6m	In general, 6m separation has been provided between buildings, in exception of the walkway between buildings 1 and 2 and buildings 5 and 6 which is 4m wide. This has been to maximise the pedestrian connection to the central courtyard. Although the distance in these 2 occasions is less than 6m, both walls are blank and without any opening. Therefore, the encroachments are not expected to have any detrimental impact on the amenity of units in the development. In addition to this the development is compliant with the building separations requirements of the ADG.

4.5 LIKELY IMPACTS OF THE DEVELOPMENT

The proposal is unlikely to result in any significant adverse impacts on the existing natural or built environment.
The site constraints and potential environmental impacts have been discussed throughout this report and supporting specialist studies. Standard conditions of development consent adequately address potential impacts of the proposal.

All essential services are available to the site, and no adverse impacts are considered likely in relation to the amenity of future adjoining residential allotments. The proposal demonstrates compliance with the relevant provisions of Council. Where variation has been sought, demonstrated compliance with principles and objectives of the control provides evidence that no adverse impacts are likely to occur.

4.6 SITE SUITABILITY

It is submitted that the subject site possesses sufficient capacity and characteristics to accommodate the proposed development.

The site is zoned for residential purposes and contains land suitable for residential development. The proposal complies with all state and local environmental planning instruments relevant to the site. As highlighted throughout this report and within the attached specialist reports, there are no

site constraints that would preclude residential development. The site is suitable for the proposed development.

4.7 SUBMISSIONS

The consideration of submissions cannot be made at the time of preparing this Statement. QPRC will need to consider any submissions made in accordance with the Act or Regulations.

4.8 THE PUBLIC INTEREST

The development will allow for the orderly and economic use of the land and is compliant with applicable State and Council planning controls including the intended vision for Googong township.

During construction and upon completion, the proposed development will have minimal impact on the locality and amenity of surrounding residents as demonstrated by the assessment provided within this Statement and the accompanying plans and documents. The completed development will be compatible with the character of existing developments in the streetscape and will complement and integrate with the desired future character of the local area.

In view of the above and having regard to the assessment of the development contained within this Statement, the development is not considered to be contrary to public interest.

5.0 CONCLUSION

Proposed development seeks approval for construction of a residential flat building comprising 138 dwellings and associated civil and landscaping works at 43 McFarlane Avenue, Googong.

This SEE has provided a detailed assessment of the proposal against the relevant matters under *section 4.15(1)* of the *EP&A Act*. The application is recommended for approval given the following reasons:

- The proposed development is consistent with the aims and objectives of the *QLEP 2012* and is permissible with consent in the R1 General Residential zone and is consistent with the broad objectives of the zone.
- The proposal complies with the maximum building height and FSR development standard applicable under *QPRLEP 2022.*
- The proposal is acceptable with regard to the provisions of the QDCP 2012, the design quality principles of SEPP 65 and the objectives and design guidance of the ADG.
- The proposal achieves design excellence and is an environmental exemplar.
- The proposal will assist in the post COVID-19 economic recovery by creating jobs throughout the design and construction stages.
- Supporting technical studies which accompany this DA confirm that the environmental impacts associated with the proposal are generally positive and will not give rise to any adverse impacts.
- The proposed development is suitable for the site and is in the public interest.

6.0 APPENDICES

Appendix A COST ESTIMATE

Appendix B SURVEY PLAN

Appendix C ARCHITECTURAL PLANS

Appendix D ENGINEERING ASSESSMENT

Appendix E BASIX

Appendix F NatHERS Certificates

Appendix G LANDSCAPE PLANS

Appendix H ACCESS AND MOBILTY