



STATEMENT OF ENVIRONMENTAL EFFECTS  
LOT 642 GOOGONG (18 GLENROCK DRIVE) NSW

29 July 2024

Revision C

**STEWART  
ARCHITECTURE**

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

### **Overview**

Prepared to accompany the Development Application submitted to Queanbeyan-Palerang Regional Council (QPRC).

Project Address:

Lot 642

18 Glenrock Drive, Googong, NSW 2620

### **Contact**

Juliana Zubovic

Stewart Architecture

10 / 285 Canberra Avenue, Fyshwick

T: +61 02 6228 1200

E: [j.zubovic@stewartarchitecture.com.au](mailto:j.zubovic@stewartarchitecture.com.au)

### **Note**

The Statement of Environmental Effects prepared for the Development Application of Lot 642 Googong is to be read in conjunction with all architectural documentation, and all supporting consultant documentation and reports.

# **CONTENTS**

## **Glossary**

## **Executive Summary**

### **1. Introduction**

### **2. Site Description**

### **3. Site Analysis**

### **4. Development Proposal**

### **5. Planning Controls**

#### **5.1 State Environmental Planning Policies**

SEPP (Building Sustainability Index – BASIX) 2004  
SEPP 65 (Design Quality of Residential Apartment Development)

#### **5.2 LEP Planning Controls**

Land Zoning  
Height of Buildings  
Floor Space Ratio  
Remainder of LEP Mapping Layers

#### **5.3 Googong Development Control Plan**

Googong DCP Part 7 – Small Lots, Multi Dwelling, Dual Occupancies and Residential Flats  
Googong DCP Part 10 – Town Centre and Neighbourhood Centres  
Googong DCP Appendix 8 – Updated Master Plans and Structure Plans – Neighbourhood 2

#### **5.4 Googong Multi-Unit Design Guidelines**

General Guidelines  
Lot 642 Site Specific Guidelines

### **5 Assessment of Planning Issues**

Compliance with Planning Instruments and Controls  
Building Design  
Landscaping  
Traffic, Parking and Access  
BASIX / Ecological Sustainable Development  
Social Impact

### **6 Conclusion**

## **Glossary**

ADG	-	Apartment Design Guide
CC	-	Construction Certificate
DCP	-	Development Control Plan
EPI	-	Environmental Planning Instrument
FSR	-	Floor Space Ratio
LEP	-	Local Environmental Plan
QPRC	-	Queanbeyan Palerang Regional Council
SEE	-	Statement of Environmental Effects
SEPP	-	State Environmental Planning Policy
SQM	-	Square metres

## **Executive Summary**

The development to which this application relates is for the construction of a residential development comprised of 163 residential apartments at Lot 642 Googong NSW (18 Glenrock Drive).

The site is located in Googong Neighbourhood 2. The site is zoned part R1 General Residential and part E1 Local Zone under the QPRC LEP 2022.

This Development Application seeks approval for the:

- Construction of six residential apartment buildings ranging from 3-storey to 5-storey including 1-bedroom to 3-bedroom apartments. Ground floor apartments addressing the Town Centre are commercially adaptable.
- A common amenities pavilion and pool.
- A common carpark consisting of up to two levels of basement with 337 parking spaces (including visitor spaces)
- Ground level landscaping
- Associated services

For further details please refer to the architectural documentation prepared by Stewart Architecture.

The proposed development is permissible under the QPRC LEP 2022 and will provide a development that will assist in meeting both current and future residential demand and assist Googong's development as a vibrant neighbourhood which provides quality residential accommodation.

The proposed development provides a high-quality architectural outcome for the greenfield site. The proposal achieves, and in some cases exceeds the design quality requirements under SEPP 65 and is consistent with the objectives of the Apartment Design Guide (ADG) and Googong DCP.

The proposal contributes positively to the broader public domain with a well-designed, efficient, and contemporary built form and associated landscape which has been carefully designed to ensure comfort and amenity for both future residents and visitors.

A Construction Certificate (CC) will be sought separately following development consent be granted.

## **1. Introduction**

The development to which this application relates is for the construction of a residential development comprised of 163 residential apartments at Lot 642 Googong NSW (18 Glenrock Drive).

The proposed development is permissible under the QPRC LEP 2022.

### **Consultation – Council**

A formal Pre-Lodgement meeting has not been held with Council.

### **Consultation - Neighbours**

There are currently no neighbours to the site, so no neighbour consultation has been undertaken.

### **Consultation – Land Developer**

Consultation has been undertaken with the Land Developer including the requirement to achieve approval from the Googong Design Manager prior to submission of this Development Application to Council.

### **Construction Certificate**

A Construction Certificate (CC) will be sought separately should development consent be granted.



## **2. Site Description**

The site comprises a total land area of 11,901m<sup>2</sup>. It has street frontages as follows:

- Calthorpe Street to the north
- Glenrock Drive to the north-east
- Rucos Street to the south-east
- Perrin Street to the south
- Edward Drive to the west

The site is a greenfield land development. The eastern part of the site forms part of the mixed-use Town Centre. The majority of the site is for medium density residential development. Surrounding sites envisage similar scale of development.

To the east of the site is the neighbourhood park including lake and community use building. To the south of the site is a local park.



Figure - Nearmap aerial image 10 May 2023.

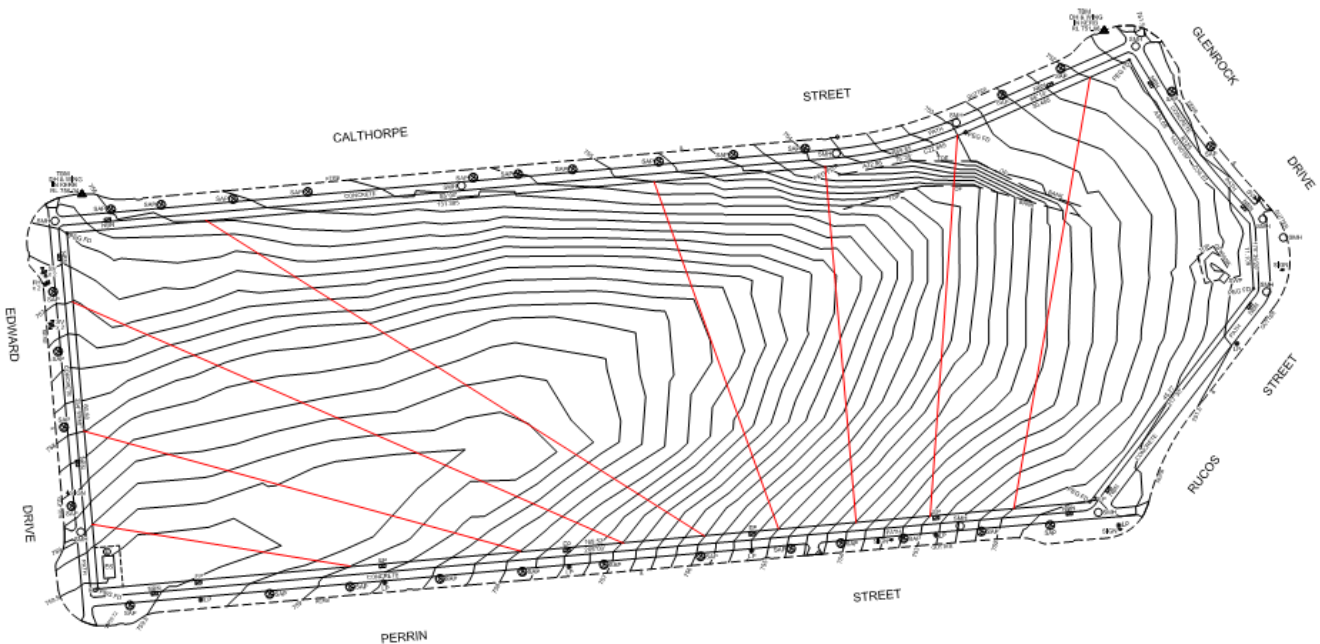
### 3. Site Analysis

The subject site is Lot 642 Googong (18 Glenrock Drive). The site has an area of 11,901m<sup>2</sup>. A survey detail plan is included in the application set.

The site is located in Neighbourhood 2 of Googong, part of Queanbeyan-Palerang Regional Council. This neighbourhood is supported under the LEP and DCP controls to evolve into a vibrant residential neighbourhood which provides quality residential accommodation set within distinctive streetscapes. This will create a flow-on demand for housing and associated services. The desired future character of the neighbourhood encourages pedestrian and cycle links and an increase in street-planting and landscaping opportunities, connecting the neighbourhood to the Hastings River Foreshore and Kooloonbung Creek.

Key site characteristics include:

- Approximately 9m fall from Edward Drive to Glenrock Drive / Rucos Street
- Street parking and pedestrian footpaths to all frontages
- Street trees and lighting implemented around all verges
- Sewer tie at the low point of the site
- Substation within the site at the corner of Perrin Street and Edward Drive
- Opportunity for short range views to neighbourhood and local parks immediately adjacent the site
- Opportunity for long range views in all directions, notably to the north and east.





## **4. Development Proposal**

The development to which this application relates is for the construction of a residential development comprised of 163 residential apartments.

This Development Application seeks approval for the:

- Construction of six residential apartment buildings ranging from 3-storey to 5-storey including 1-bedroom to 3-bedroom apartments. Ground floor apartments addressing the Town Centre are commercially adaptable.
- A common amenities pavilion and pool.
- A common carpark consisting of two levels of basement with 337 parking spaces (including visitor spaces)
- Ground level landscaping
- Associated services

The proposed development provides a high-quality architectural outcome, in accordance with the design principles outlined under SEPP 65. The proposal is generally in accordance with all planning requirements.

- Buildings are positioned within a garden setting. The landscape focus includes deep soil planting which exceeds ADG requirements.
- A high degree of communal amenity is provided on site including swimming pool and pavilion incorporating resident's lounge and gym.
- Solar access to apartments and to open space within the site exceeds ADG requirements.
- Natural ventilation to apartments exceeds ADG requirements.
- The positioning of small-footprint buildings with generous interfaces promotes privacy and views from within the site.
- A focus on pedestrian movement and safety ensures permeability through the site and clearly accessible address points to all buildings. Passive surveillance is provided to all streetscapes and spaces within the site.
- A carefully considered vehicular strategy minimises driveways and parking within the site and locates the majority of parking hidden within basements. Waste collection is well considered and of minimal impact.
- Floor Space Ratio (FSR) is less than permitted.
- There is minor encroachment to building height due to the topography of the site, but there is no adverse impact caused by this minor encroachment – refer Clause 4.6 justification.

Associated cut and fill works will be required during the construction of the proposed development. Further information can be found in the supporting DA documentation.

The proposal will also involve the connection to all services including water, electricity, sewer, NBN, telephone etc.

## **5. Planning Controls**

The following legislation, Environmental Planning Instruments (EPIs) and Development Control Plans (DCPs) are relevant to the proposed development from information available on the Planning Portal NSW:

- State Environmental Planning Policies (SEPP)
- Queanbeyan-Palerang Regional Council (QPRC) Local Environmental Plan (LEP) 2022
- Googong Development Control Plan (2010)

## **5.1 State Environmental Planning Policies**

### SEPP (Building Sustainability Index – BASIX)

A BASIX assessment has been undertaken by an accredited BASIX assessor for the proposed development. This assessment indicates compliance with the relevant thermal comfort, greenhouse gas emission and water reduction targets. A copy of the BASIX certificate is provided in the DA supporting documents.

### SEPP 65 (Design Quality of Residential Apartment Development)

The proposed development involves the erection of a new building that exceeds three storeys. A variety of documents have been prepared by the architects regarding SEPP 65 and include;

- SEPP 65 Design Statement addressing the design principles of SEPP 65,
- An Apartment Design Compliance statement tabulating compliance with respect to the Apartment Design Guide,
- Clause 4.6 Justification for minor encroachments above the datum height plane.

To summarise, the proposed design supports the principles of SEPP 65 and the Apartment Design Guide. Areas of non-compliance are discussed within the Apartment Design Compliance statement and Clause 4.6 Justification in the DA supporting documents.

## 5.2 LEP Planning Controls

### Land Zoning

The subject site has two zonings under the QPRC Regional LEP 2022:

- R1 General Residential
- E1 Local Centre (Town Centre)

The proposed development is defined as 'Residential Accommodation', specifically a 'Residential Flat Building' (a building containing 3 or more dwellings, but does not include an attached dwelling, co-living housing or multi dwelling housing).

Residential Flat Buildings are permitted with consent in R1 General Residential zoning and specifically meet the following zone objectives:

- To provide for the housing needs of the community
- To provide for a variety of housing types and densities
- To ensure development complements the character and amenity of the locality

Residential Flat Buildings are permissible in the Town Centre under Clause 2.5 Schedule 1 (Additional Permitted Uses) of the LEP. Although Schedule 1 refers to the Local Centre as zone B2, it is acknowledged that this nomenclature was previously updated to zone E1.

The Googong Design Guidelines state that 'Ground Floor level units fronting Glenrock Drive must at a minimum be designed to be commercially adaptable if commercial tenancies area not proposed'. The proposal therefore provides commercially adaptable units at the ground floor of Building A. Nevertheless, the with only the initial residential use, the proposal meets the following zone objectives:

- To enable residential development that contributes to a vibrant and active local centre and is consistent with Council's strategic planning for residential development in the area.
- To encourage development that is consistent with the character and amenity of the locality.
- To encourage some limited high density residential uses to create vitality in town centres.



Figure – Land Zoning Map, QPRC LEP 2022

## Height of Buildings

The subject site is two height zones which correspond to the and zoning under the QPRD Regional LEP 2022:

- 16m height to the east of the site
- 12m height to the west of the site

Building height is the vertical distance from ground level (existing) to the highest point of the building including plant and lift overruns but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Due to the topography of the land, minor portions of roof in Buildings A, B and C exceed the height planes. The proposal seeks approval under the Clause 4.6 Justification of the PMH-LEP 2022 maximum permissible building height.

The additional height relates to roof form only, and the orientation of the roof ensures no impact on the surrounding public domain. The combination of low-pitched roof form and parapet walls provide significant contribution to the architectural presentation of the development. Further information is provided in the Clause 4.6 Justification report.

This height exceedance is considered reasonable given the insignificant impact to visual amenity, views and overshadowing to neighbouring developments.

Refer to DA3001 and DA3002 for Building Height Planes.



Figure – Height of Buildings Map, QPRC LEP 2022



### 5.2.2 Floor Space Ratio

The subject site is identified as having an FSR of 2:1 to the east of the site and no FSR limit to the west of the site. The proposal is achieving a FSR of 1.3:1 to the east of the site which is within the permissible GFA in this zone and is therefore compliant.

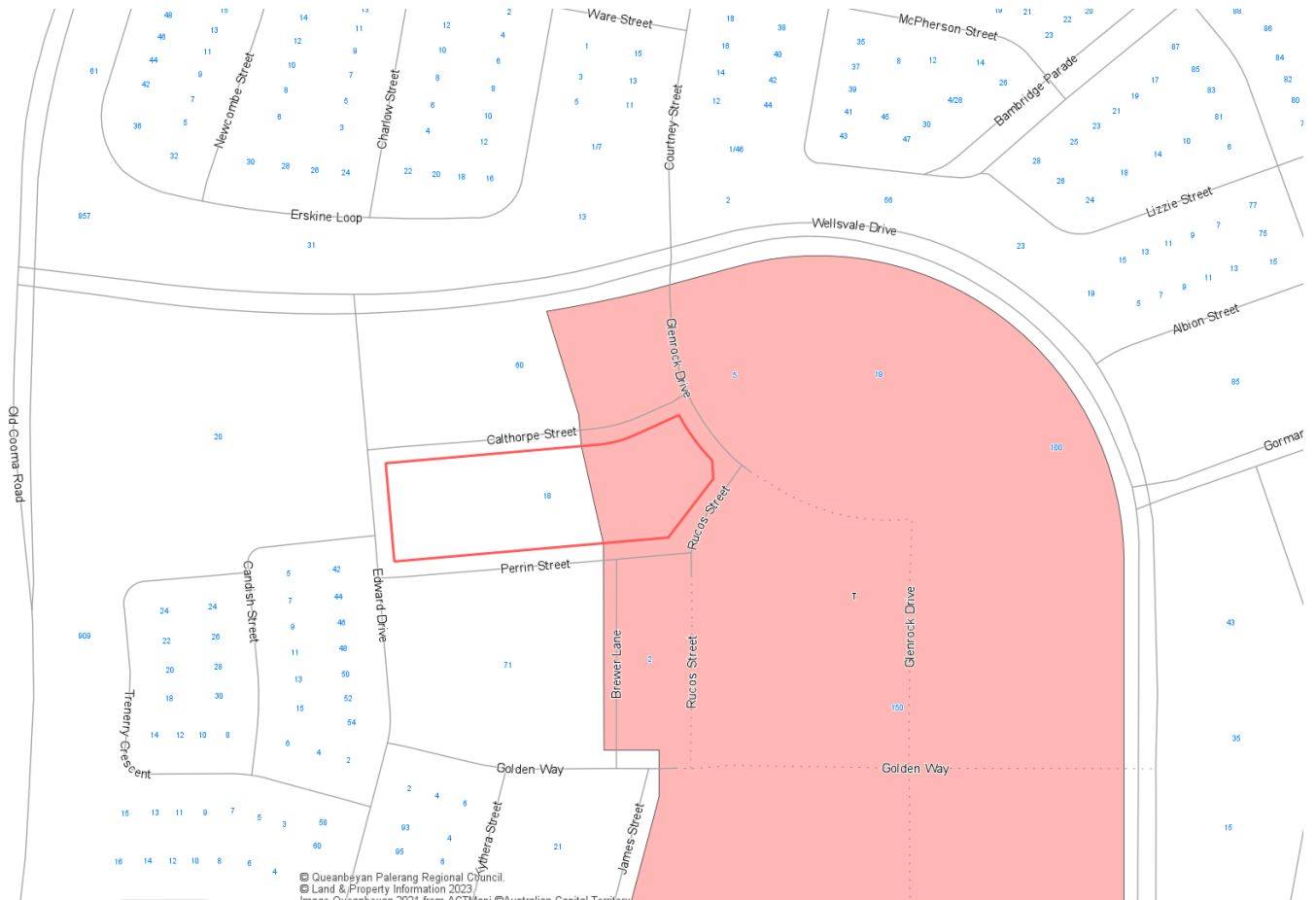


Figure – Floor Space Ratio Map, QPRC LEP 2022

## **GOOGONG DCP PART 7 RESIDENTIAL FLAT BUILDINGS**

The proposal is for a Residential Flat Building. Residential flat buildings are defined in the QPRLEP 2022 to be “a building containing 3 or more dwellings but does not include an attached dwelling or multi dwelling housing.”

Additionally, the proposal is designed to allow conversion to future shop top housing. Shop top housing is defined in the QPRLEP 2022 to be “one or more dwellings located above the ground floor of a building, where at least the ground floor is used for commercial premises or health services facilities.”

Part 7 of the Googong DCP is therefore relevant.

<b>Development Guide</b>	<b>Objective / Control</b>	<b>Compliance</b>	<b>Notes</b>
<b>Section A: Streetscape and Urban Character</b>			
<b>7.2 Streetscape</b>			
Objectives	1	✓	<p>The proposal is of scale which is envisaged in the Googong Master Plan. The buildings increase in scale as the topography falls toward the town centre.</p> <p>The proposal is of quality and consistency across the site to provide a high-quality architectural outcome as envisaged in the Googong MP.</p>
	2	✓	<p>The proposal is sensitive to the landscape setting and environmental conditions of Googong. The proposal arranges buildings around a central deep-rooted communal landscape, has attractive landscape frontage of private and communal spaces, and extensive interfaces between buildings allowing landscape to permeate through the site.</p>
	3	✓	<p>The proposal provides a high-quality residential environment where dwellings achieve an appropriate balance of solar access, natural ventilation, outlook and privacy. Extensive communal spaces including gardens, pool and pavilion compliment the dwellings.</p>
	4	✓	<p>Whilst the proposal does not provide commercial development in its initial form, provision is made for future adaption of ground floor dwellings within the E1 local centre zoning. The proposal therefore encourages mixed use development within the town centre.</p>
	5	✓	<p>The provision for future adaptation of ground floor dwellings to commercial use within the E1 local centre considers residential amenity and compatibility between uses. The adaptable dwellings are located at the address to Glenrock Drive and Rucos Streets. Additional ceiling height is provided to allow proper servicing and acoustic isolation of commercial tenancies.</p>

Development Guide	Objective / Control	Compliance	Notes
Controls	a	✓	The proposal is in accordance with the Neighbourhood Structure Plan
	b	✓	A refined palette of materials is employed which reflect the colours and textures of the natural environment. The built form and roof form is articulated.
	c	✓	The proposal adheres to minimum building setbacks.
	d	✓	The site is a corner site and all facades address both street frontages to promote strong and legible character whilst maintaining sight lines.
	e	✓	Ground floor fencing / courtyard walls clearly define private and public spaces whilst maintaining casual surveillance of the street.
	f	✓	Fencing is consistent with the requirements of the Googong Multi-Unit Design Guidelines.
	g	✓	The front boundary is defined through a combination of courtyard walls and hedges. The proposal deliberately does not provide continual definition of the front boundary to ensure a looser suburban feel.
	h		Front fences / walls are a maximum height of 1.2m to the primary street frontage.
	i		Front fencing is predominately open in design and includes 800 wide hedge zone.
	j		Fences to secondary street frontages do not exceed 1.8m from finished floor levels.
	k	N/A	
<b>7.3 Streetscape – Public and Private Laneways</b>			
Objectives	1-9	N/A	
Controls	a-k	N/A	
<b>7.4 Building Form and Design</b>			
Objectives	1	✓	The bulk, scale and height of development is in accordance with the residential character envisaged in the Googong Design Guidelines. Appropriate neighbour amenity is provided in the independent building forms with landscape interface allowing visual and physical permeability through the development.
	2	✓	The proposal provides a considered balance of solar access and natural ventilation for living areas and private open spaces both within and around the site.
	3	✓	The architectural design incorporates high quality design, materiality and detailing.

Development Guide	Objective / Control	Compliance	Notes
	4	✓	The proposal supports the development of Googong township through increased residential living opportunities with a variety of dwelling typologies.
	5	✓	The built form is legible in layout and function.
	6	✓	The pedestrian scale is maintained at the ground floor of development with appropriate fences, walls, gates and landscape treatment.
	7	✓	The design and detailing of balconies are an important integrated element of the architectural form. They contribute to the safety and liveliness of the streetscape allowing casual overlooking and address.
	8	✓	The proposal provides a high-quality residential environment with all dwellings have excellent amenity.
	9	✓	Whilst the proposal does not provide commercial development in its initial form, provision is made for future adaption of ground floor dwellings within the E1 local centre zoning. The proposal therefore encourages mixed use development within the town centre.
	10	✓	The provision for future adaptation of ground floor dwellings to commercial use within the E1 local centre considers residential amenity and compatibility between uses. The adaptable dwellings are located at the address to Glenrock Drive and Rucos Streets. Additional ceiling height is provided to allow proper servicing and acoustic isolation of commercial tenancies
Controls	11	✓	Facades are articulated to provide visual interest to the streetscape including clear address to communal building entries.
	a	✓	The proposal includes a high degree of design quality with attractive street frontages ensuring all buildings have address elements to the street.
	b	✓	The topography of the site is steep and the development provides a series of small buildings with separate cores to allow the proposal to step with the topography and maintain appropriate relationship to the street. The proposal includes deep balconies to shelter living areas from summer sun. The proposal includes extensive corner and cross-through dwellings to maximise natural ventilation.
	c	N/A	
	d	N/A	
	e	N/A	

Development Guide	Objective / Control	Compliance	Notes
	f	✓	The proposal does not include large expanses of blank walls or glass curtain walls. Instead, the proposal includes a variety of balconies and shading devices in conjunction with articulated facades to be compatible with the desired character of Googong.
	g	✓	The proposal includes façade articulation in accordance with the allowances of the DCP.
	h	✓	The proposal includes façade articulation made up of balconies, awnings, entry features and the like to assist providing appropriate architectural character and amenity.
	i	✓	The building design and architectural style responds to the landscape character of the locality including texture, colour and material composition.
	j	✓	Articulation is employed across all buildings to reduce building bulk, enhance visual appeal and express elements of the architectural form such as balconies.
	k	✓	Articulation elements are utilised to provide visual interest to all street frontages.
	l	✓	The facades of each building incorporate a balance of horizontal and vertical elements.
	m	N/A	
<b>Building Entries</b>			
Controls	a	✓	Common lobby entries are clearly defined using entry awnings, increased setback, and colour. Additionally discrete signage and mailboxes are incorporated at each common entry point.
<b>Roof Design</b>			
Controls	a	✓	<p>The proposal includes an architectural roofscape consisting of both flat and walled elements. The roof design:</p> <ul style="list-style-type: none"> <li>- minimises impact on tree-top skyline when viewed from beyond the site due to the flat elements to each building corner.</li> <li>- avoids glare through use of buff colorbond metal and with no major roof mounted services.'</li> </ul>
	b	✓	Low pitched roofs are utilised across the site to enhance site lines to surrounding vistas.
	c	✓	Colorbond green roofs are utilised to reflect the surrounding natural environment and avoid heat gain or reflection.



Development Guide	Objective / Control	Compliance	Notes
	d	✓	Roof design does not incorporate any significant service elements. Any roof mounted services are carefully coordinated.
	e	N/A	
<b>Shop Top Housing</b>			
Controls	a		In accordance with the Googong Multi-Unit Design Guidelines, Building A incorporates provision for future conversion to commercial use at ground floor (shop top housing). In initial configuration ground floor dwellings do not incorporate awnings.
<b>Residential Flat Buildings</b>			
Controls	a	✓	The site is located in Googong Neighbourhood 2 'Town Centre'. The proposal for a residential flat building is in accordance with the Neighbourhood Structure Plan.
	b	✓	The proposal is for a residential flat building and has been designed in accordance with the principles outlined in SEPP65 – Design Quality of Residential Apartment Development. Refer separate report.
	c	✓	The proposal is for a residential flat building and the design includes highly articulated roofscape for visual variety.
<b>7.5 Height and Floorspace</b>			
Objectives	1	✓	The proposal is in accordance with the neighbourhood Structure Plan and increasing height planes toward the Town Centre.
Controls	a	✓	The maximum permissible FSR for the eastern part of the site is 2:1 (refer QPRLEP 2022). The proposal achieves an FSR of 1.3:1 in this location and is therefore compliant. There is no FSR control to the western part of the site.
	b		The proposal is generally in accordance with the maximum heights across the site (refer QPRLEP 2022). There is some minor encroachment to these heights due to topography and roof form but it is considered these encroachments have no impact to site surrounds.
<b>7.6 Privacy and View Sharing</b>			
Objectives	1	✓	The proposal provides visual and acoustic privacy in residential dwellings and associated private open spaces.
	2	✓	The proposal maximises opportunities for view sharing.
Controls	a	✓	The proposal is surrounded by residential streets with no shared boundaries to neighbouring properties. There is no

Development Guide	Objective / Control	Compliance	Notes
			overlooking of the private open space of neighbouring properties.  The proposal provides a relaxed residential environment with significant landscape interfaces of deep-rooted planting between buildings. This assists to minimise overlooking of private open space within the development.
	b	✓	Appropriate fixed louvre and perforated screening is provided where there is risk of overlooking between buildings.
	c	✓	The proposal does not rely on narrow or high sill windows to reduce overlooking. All outlooks into the habitable room of an adjacent dwelling exceed 9m.
	d	✓	Any non-habitable rooms with windows utilise high sill windows.
	e	N/A	
	f	N/A	
<b>View Sharing Controls</b>			
Controls	a	✓	The proposal is designed to minimise loss of views from neighbouring properties by providing a series of small-footprint buildings with wide landscape interface between to allow visual permeability.
	b	N/A	
<b>Acoustic Privacy Controls</b>			
Controls	a	✓	Shared walls and floors will be constructed in accordance with the sound transmission and insulation requirements of the BCA.
	b	✓	The proposal has been designed with consideration of potential noise sources.
	c	✓	The proposal has been designed with consideration of potential noise impacts to bedrooms.
<b>7.7 Safety and Security</b>			
Objectives	1	✓	The proposal maximises personal and property security by providing an environment of casual passive surveillance with no hidden spaces.
	2	✓	The proposal provides casual passive surveillance of surrounding streets and public spaces.
Controls	a	✓	The building and landscape have been designed in accordance with Part 2.9 of the Queanbeyan DCP 2012- Safe Design.
<b>7.8 Access and Mobility for Residential Flat Buildings</b>			
Objectives	1	✓	The proposal provides a wide range of apartment types from 1-bedroom to 3-bedroom.
	2	N/A	

Development Guide	Objective / Control	Compliance	Notes
	3	N/A	
Controls	a	✓	The proposal complies with AS4299-1995 and provides 10% adaptable dwellings.
	b	✓	The adaptable housing has lift access to car parking.
	c	✓	All adaptable dwellings are provided with parking provisions of one disabled space per disability unit in accordance with AS2890.1 and/or AS4299.
	d-m	✓	All elements of adaptable housing are compliant with AS4299-1995 and have been certified by an accredited consultant.
<b>Section B: Site Amenity</b>			
<b>7.9 Pedestrian Access and Building Entries</b>			
Objectives	1	✓	The proposal provides connections to all surrounding streets to ensure accessibility of the public domain.
	2	✓	The proposal provides accessible movement and access throughout the site.
Controls	a	✓	The planning of the site optimises accessibility from the public domain.
	b	✓	Generous and high-quality accessible routes are provided to all public and semi-private areas of the development.
	c	✓	All communal lobbies have accessible paths of travel from street frontages and/or the internal communal landscape.
	d	✓	Any required ramping is carefully integrated into the building and landscape design.
	e	N/A	
	f	✓	Pedestrian access ways are clearly delineated from the vehicular driveway.
	g	✓	The proposal provides publicly accessible through-site links.
	h	✓	The access from street parking to building entrances is clearly defined.
	i	N/A	
<b>7.10 Principal Private Open Space and Landscape Design</b>			
Objectives	1	✓	The proposal provides extensive deep soil planting areas and a landscape design that provides useability, privacy, equitable access, and neighbour amenity.
	2	✓	The proposal provides expansive open space including recreation areas for residents.
	3	✓	The majority of principal private open space has northerly aspect.

Development Guide	Objective / Control	Compliance	Notes
	4	✓	The landscape design focuses on low maintenance planting to minimise reliance on watering.
	5	✓	Private open space within the development has pleasant outlook across the communal gardens.
Controls	a	✓	<p>All ground floor dwellings have PPOS which meet the minimum requirement of 24sqm, north facing, directly accessible from living areas and of minimum 4m dimension.</p> <p>All upper floor dwellings have PPOS which meet the minimum requirement of 12sqm, north facing, directly accessible from living areas and of minimum 2m dimension.</p>
	b	✓	<p>PPOS is directly accessible from and adjacent to living rooms and located with northerly aspect where possible.</p> <p>In some areas the PPOS extends forward of the main building line, but in these instances the front setback to the building is increased beyond 4.5m to allow PPOS of minimum 4m dimension. Greater than 0.5m landscape zone with screen planting is provided between the PPOS and front boundary.</p> <p>Where possible the PPOS is located up to 500mm above the general level of the street verge together with a front fence with maximum height of 1.2m. Blade walls are incorporated into the building design to ensure privacy from adjacent dwellings.</p> <p>The proposal allows for open air clothes drying within each PPOS by incorporating screening elements.</p>
	c	✓	A comprehensive landscape plan has been prepared by and accredited landscape consultant.
	d	N/A	
	e	✓	The proposal makes no impact to solar access or privacy to the PPOS of neighbouring lots.
<b>7.11 Car Parking and Garages</b>			
Controls	a	✓	Parking is provided in accordance with DCP Part 7 Table 3.
	b	✓	Parking is provided in accordance with DCP Part 7 Table 3.
	c	✓	Resident parking is provided in basement which is carefully integrated with the built form.
	d	✓	Off street parking has been certified to appropriate standards by the civil engineer.

Development Guide	Objective / Control	Compliance	Notes
	e	✓	No tandem parking is proposed.
	f	N/A	
	g	N/A	
	h	N/A	
	i	N/A	
	j	✓	The two driveway crossings are located greater than 1.5m from street trees.
	k	N/A	
	l		Various bicycle parking options are provided across the site and in proximity to site entrances for high visibility.
	m	N/A	
	n	✓	The doors to basement parking are recessed within the built form so as not to be visually dominant.
	o	N/A	
	p	N/A	
	q	✓	The driveway is to a residential flat development and therefore the width exceeds 4.5m at the property boundary.
	r	✓	The design avoids long straight extents of driveway.
	s	✓	The driveway incorporates a variety of surface treatment delineating driveway from visitor parking spaces.
	t	N/A	
	u	N/A	
	v	✓	Parking calculations have been rounded up.
	w	✓	All adaptable dwellings are provided with parking provisions of one disabled space per disability unit in accordance with AS2890.1 and/or AS4299.
<b>7.12 Site Facilities</b>			
Controls	a	✓	Waste storage is in accordance with Council requirements and has been certified by the waste engineer.
	b	✓	Communal bin enclosures are located within basement to achieve excellent amenity.
	c	✓	The provision of television antennae will be confirmed during detail design.
	d	✓	Each dwelling has a lockable external store within the basement of minimum 3.5cbm volume with the remainder of required storage located within the apartment. Refer to ADG compliance assessment.



Development Guide	Objective / Control	Compliance	Notes
	e	✓	The development incorporates elegant and clearly visible building signage.
	f	✓	The proposal allows for open air clothes drying within each PPOS by incorporating screening elements.
	g	✓	An additional 2sqm is allowed within each PPOS for clothes drying.
	h	✓	Mechanical plant is integral to the building design. The mechanical plant for each dwelling is carefully positioned within the dwellings PPOS.
	i	✓	Mailboxes have been carefully located at each common lobby, in a safe, secure and well-lit location.
	j	N/A	
<b>7.13 Studio Dwellings and Small Lots</b>			
		N/A	
<b>7.14 Multi Dwelling Housing and Dual Occupancy</b>			
		N/A	
<b>7.15 Residential Flat Buildings and Shop Top Housing</b>			
Objectives	1	✓	The proposal establishes a high-quality residential environment where all dwellings have good amenity.
	2	✓	The proposal establishes appropriate residential density within the Googong Town Centre.
	3	✓	The proposal allows future adaption of ground floor dwellings within Building A. With future adaption of these dwellings compatibility between residential and commercial uses will be preserved.
Controls	a	✓	The proposal complies with DCP Part 7 Table 3
	Lot Size	✓	Lot size exceeds the minimum requirement of 1000sqm.
	Lot Width	✓	Lot width exceeds the minimum requirement of 25m.
	Site Coverage	✓	Site coverage does not exceed 40% of the site.
	Front Setbacks	✓	The site is a corner lot and front setbacks vary between 4m and 6m in accordance with minimum requirements.
	Articulation Zone	✓	The proposal utilises the 1.5m articulation zone and articulation does not exceed 40% of the width of the building frontages.
	PPOS - Ground	✓	PPOS at ground level exceeds 24sqm, is north facing, is accessible from living areas and has minimum dimension of 4m. At least 50% of PPOS is permeable and landscaped.

Development Guide	Objective / Control	Compliance	Notes
	PPOS - Balcony	✓	PPOS at balcony levels meet the required 12sqm, is north facing, is accessible from living areas and has minimum dimension of 2m.
	Solar Access to PPOS	✓	<p>50% of PPOS receives at least 3 hours solar access at the winter solstice.</p> <p>At least 77% of dwellings have living room windows and PPOS which receive a minimum 3 hours direct sunlight into primary window surfaces.</p> <p>There is no impact to solar access of PPOS on neighbouring land.</p>
	Communal Landscape	✓	Greater than 20% of the site is communal landscape. Greater than 60% of communal landscape is permeable surface.
	Car Parking	✓	Car parking is provided in accordance with requirements.
	Visitor Parking	✓	Visitor parking is provided in accordance with requirements, on site.
	Underground Parking	✓	Resident parking is within basements of greater than 3m setback to boundaries. Basement height exceeds 2.2m height.
	Earthworks	✓	Finished ground levels within the development vary between 1.5m cut and fill.
	Length of Building	✓	The built form does not exceed 60m length and the wall plane is regularly articulated.
	Gap between Buildings	✓	The gap between Building A (future shop top housing) and residential flat buildings exceeds 6m.
<b>Section C: Energy Efficiency</b>			
<b>7.16 Thermal Performance</b>			
Controls	a	✓	The Development Application includes a BASIX certificate for each dwelling.
<b>7.17 Solar Access</b>			
Controls	a	✓	Buildings have been sited to maximise sunlight to north facing windows except where urban design principles result in windows facing away from north to address the street.
	b	✓	PPOS has sunlight of greater than 3 hours between 9am and 3pm on the winter solstice.
	c	✓	Living areas always have direct access to PPOS. Living areas are generally oriented to the north except where urban design principles result in windows facing away from north to address the street.

Development Guide	Objective / Control	Compliance	Notes
	d	✓	The proposal has utilised passive sustainability principles to provide shading to main living room windows.
	e	✓	Each habitable room has an external window.
<b>7.18 Energy and Natural Ventilation</b>			
Controls	a	✓	Each building has been designed to optimise solar access and natural ventilation.
	b	✓	Each dwelling has a screened area of PPOS to facilitate open air clothes drying.
	c	✓	Rooftop Solar energy and instant electric hot water
	d	✓	The majority of dwellings allow natural ventilation through corner or cross flow design.
<b>7.19 Waste Management</b>			
Controls	a	✓	The proposal is for a residential flat building. The waste engineer has designed an appropriate waste management system.
	b	✓	Waste storage is located within the building basement so is concealed from public view.
	c	✓	Waste collection is entirely within the site by professional contractors.
	d	N/A	
	e	N/A	
	f	N/A	
	g	N/A	
	h		Refer to civil drawings
	i	✓	There is opportunity for residents to park close to waste management rooms for the disposal of waste.
<b>7.20 Water Conservation</b>			
Controls	a	✓	Refer to civil drawings
	b	✓	The Development Application includes a Water Management Statement.
	c		Refer to services drawings
	d	N/A	
<b>7.21 Stormwater Management</b>			
Controls	a		Refer to civil drawings
	b		Refer to civil drawings
	c		Refer to civil drawings
	d		Refer to civil drawings
	e		Refer to civil drawings

Development Guide	Objective / Control	Compliance	Notes
	f		Refer to civil drawings
	g		Refer to civil drawings

## GOOGONG DCP PART 10 TOWN CENTRES AND NEIGHBOURHOOD CENTRES

The site sits partly within the Googong Town Centre and therefore Part 10 of the Googong DCP is relevant. Structure Plan Map 2 shows the indicative land use of the site as residential.

Structure Plan Map 2: Indicative Land Uses



The Town Centre forms the civic, commercial and cultural heart of the Googong community. In line with the overall vision for the township, Googong Town Centre is to reflect and interpret its rural past and natural setting and take on the character of a modern township. The design of Googong Town Centre should reflect a 'village approach' rather than a static shopping mall approach. This can be achieved through building design and placement and the juxtaposition of building forms to create a variety of 'people-places' in and around the Town Centre.

Googong Town Centre should seek to benefit from its proximity to the existing lake - a unique feature that provides connectivity to Bunyip Park. A variety of spaces for the community to gather (including urban parks, seating, footpaths, cafes and food outlets) should be provided to help animate this important edge.

Higher density development and a greater range of allotment sizes with and around the Town Centre will assist in creating a sense of arrival. This finer urban grain of development within 200m around the Town Centre core will support greater population density, social activity and provide passive surveillance of the public realm.

Development Guide	Objective / Control	Compliance	Notes
<b>10.2.2 Sustainable Development</b>			
Objectives	1	✓	The proposal provides a passive sustainable development including well orientated and ventilated dwellings within an extensive deep soil landscape setting. The environmental footprint is therefore minimised.
	2	✓	The proposal is designed to high standards of energy efficiency, water efficiency and waste management.
	3	✓	The proposal provides a contemporary residential development of appropriate density to support a vibrant and resilient Town Centre and community.



Development Guide	Objective / Control	Compliance	Notes
	4	✓	The proposal includes renewable energy in the form of rooftop solar panels.
Controls	a	✓	Refer Greenstar ESD Report demonstrating that the building is capable of achieving the minimum required green star certification rating.
	b	✓	The proposed development will connect to the Googong Township recycled water reticulation network for non-potable uses.
	c	N/A	
	d	N/A	
<b>10.2.3 Land Use and Indicative Layout</b>			
Objectives	1	✓	The proposal provides commercially adaptable ground floor residential dwellings.
	2	✓	The proposal provides commercially adaptable ground floor residential dwellings.
	3	N/A	
	4	✓	The proposal addresses all surrounding streets to maximise exposure to the surrounding street network.
Controls	a	✓	The proposal provides residential use in accordance with Structure Plan Map 2: Indicative Land Uses.
	b	N/A	
	c	N/A	
<b>10.2.4 Access and Movement</b>			
Objectives	1-5	N/A	
Controls	a	N/A	
	b	N/A	
	c	✓	The Development Application is accompanied by a Traffic Impact Assessment confirming anticipated traffic movements and parking requirements can be accommodated within the development.
	d	N/A	
	e	N/A	
	f	N/A	
	g	N/A	The site is not adjacent existing or proposal arterial / sub arterial roads or public transport corridors.
<b>10.2.4.1 Public Transport</b>			
Objectives	1-2	N/A	
Controls	a-d	N/A	
<b>10.2.4.2 Active Transport</b>			
Objectives	1-2	N/A	
Controls	a-c	N/A	

Development Guide	Objective / Control	Compliance	Notes
<b>10.2.4.3 Parking and Loading</b>			
Objectives	1	✓	Parking complies with the relevant objectives of Part 2 of the Queanbeyan DCP 2012.
	2	N/A	
	3	✓	Sufficient car parking is provided to cater for the demand generated by the proposed development.
	4	✓	Car parking is provided within basement or carefully integrated within the landscape to minimise visual impact.
	5	✓	Site servicing such as waste management is integrated within basement to minimise visual impact on the public domain.
Controls	a	✓	Parking complies with the relevant controls of Part 2 of the Queanbeyan DCP 2012.
	b	✓	The Development Application is supported by a Traffic Impact Assessment.
	c	N/A	
	d	✓	The proposal contains two vehicular access points which are carefully positioned and designed to minimise pedestrian / vehicle conflicts.
	e	N/A	
	f	N/A	
	g	N/A	
	h	✓	A driveway / laneway is provided within the proposal to access parking and service areas.
<b>10.2.5 Built Form</b>			
Objectives	1	✓	The proposal provides a high quality and passive sustainable architectural design which contributes to the quality of the Googong Town Centre.
	2	✓	The proposal addresses all surrounding streets to promote pedestrian movement and activity. The proposal provides passive surveillance of the streetscape and allows for future commercial adaption of ground floor dwellings.
	3	✓	The proposal is designed to respond to the aspirations of the Googong Master Plan and provides a passive sustainable design appropriate to environmental conditions.
	4	✓	The proposal is designed to respond to the aspirations of the Googong Master Plan and provides a passive sustainable design appropriate to environmental conditions.
	5	✓	The proposal provides excellent address and passive surveillance of all surrounding streets and public realm beyond the site.
	6	N/A	

Development Guide	Objective / Control	Compliance	Notes
Controls	a	✓	The proposal consists of a series of building elements which progressively rise in scale toward the Town Centre, providing appropriate interface with adjoining sites.
	b	✓	The built form is highly articulated to ensure visual interest and variety.
	c	✓	Site servicing is located within the heart of the site, largely within basement to minimise visual impact on the public domain and impact to neighbours.
	d	✓	Each residential lobby includes awning for weather sheltered access for pedestrians.
	e	✓	The proposal is designed to address the surrounding public domain.
	f	✓	The proposal does not detract from any significant existing views or vistas within the Town Centre. The built form is largely within prescribed height planes and includes wide interfaces.
	g		The proposal does not provide a consistent 2 storey street wall
	h	✓	The roof form provides an integral part of the overall architectural expression. The roofs include a variety of parapet and low-pitched roofs for visual variety.
	i	✓	All service infrastructure is screened from public view and incorporated into the building design.
	j	✓	The proposal complies with setback requirements from property boundaries.
	k	N/A	The proposal is not located on a retail or commercial street so is not built to the front property boundary.
	l	✓	Residential dwellings include a high level of amenity including privacy which is addressed in building design. Refer to ADG compliance assessment.
	m	N/A	
<b>10.2.5.2 Materials Selection</b>			
Objectives	1	✓	The proposal utilises a high-quality palette of materials appropriate to the Googong Town Centre.
	2	✓	The proposal utilises materials and colours which provide a comfortable level of amenity and promotes the landscape setting of the Googong Town Centre.
Controls	a	✓	The Development Application includes a schedule of materials and finishes that promotes a distinctly residential development with clear definition of building elements.
	b	✓	There are no expanses of unarticulated walls.
	c	✓	The proposal does not include highly reflective materials.
	d	✓	Lighting and signage are sensitively integrated with the built form.
<b>10.2.5.3 Solar Access</b>			

Development Guide	Objective / Control	Compliance	Notes
Objectives	1	✓	The arrangement of built form within the site maximises solar access to public and private open spaces.
	2	✓	The arrangement of built form with wide interfaces allows solar access to surrounding streets
	3	✓	The site does not directly adjoin other properties or public open space so does not cause adverse overshadowing
	4	✓	The proposal achieves residential solar access requirements of the ADG.
Controls	a	✓	The proposal does not impact future development on adjacent land
	b	✓	The Development Application includes shadow diagrams.
	c	✓	The proposal complies with solar access requirements between 9am and 3pm at the winter solstice:
			i) minimum 3 hour solar access to 50% of POS ii) minimum 3 hour solar access to at least 70% of dwelling living rooms  There is no impact to solar access of neighbouring properties.
<b>10.2.6 Waste Management</b>			
Objectives	1	✓	The proposal includes a compliant waste management system.
	2	✓	The proposal includes a compliant waste management system.
	3	✓	The proposal includes a compliant waste management system.
Controls	a	✓	The Development Application includes a detailed Waste Management Plan.
	b	✓	Provision is made for future commercial waste if dwellings are adapted to commercial use.
	c	✓	The proposal includes designated communal waste and recycling storage areas.
	d	✓	The proposal includes on site waste collection.
	e	N/A	
<b>10.2.7 Landscaping</b>			
Objectives	1	✓	The proposal incorporates a high-quality landscape design which is benefitted by the extensive deep-soil planting to enhance the attractive and vibrant streetscapes.
	2	N/A	
	3	✓	The extensive deep-soil planting allows growth of large canopy trees which contribute to urban cooling.
Controls	a	N/A	
	b	✓	The Development Application includes a Landscape Plan prepared by an accredited landscape architect. The

Development Guide	Objective / Control	Compliance	Notes
			landscape design meets the intent of the QPRC Urban Forest Cooling Strategy and includes details of proposed tree planting and other landscape elements.
<b>10.2.8 Public Domain and Active Frontages</b>			
Objectives	1	✓	The proposal provides an attractive streetscape which promotes pedestrian amenity within the Town Centre.
	2	✓	The proposal provides excellent passive surveillance of the public domain and avoids entrapment areas to minimise opportunity for crime.
	3	N/A	
	4	N/A	
Controls	a	✓	The Development Application includes a Landscape Plan prepared by an accredited landscape architect. The landscape design meets the intent of the QPRC Urban Forest Cooling Strategy and includes details of proposed tree planting and other landscape elements.
	b	✓	The site includes secondary active frontages to surrounding streets, The proposal addresses all streets with residential lobbies and makes provision for future adaption of ground floor dwellings to commercial use.
	c	✓	Development at ground level maximise at grade access points to the surrounding streets.
	d	✓	All entry points to buildings are visible from the public domain.
	e	✓	The street frontages include communal lobbies with outdoor arrival forecourts to form meeting spaces and encourage pedestrian activity.
	f	✓	Building facades at ground level provide an appropriate proportion of wall to glazing and incorporate a variety of architectural features including courtyard walls.
	g	✓	Pedestrian comfort is provided through safe, well-lit and sheltered lobbies.
	h	✓	The proposal provides a series of residential lobbies, individual gates to ground floor dwellings, and extensive casual surveillance over the public realm.
<b>10.2.9 Safety and Security</b>			
Objectives	1	✓	The proposal is designed to minimise crime within the Town Centre.
	2	✓	The proposal creates a feeling of safety through good lighting and passive surveillance of public spaces.
	3	✓	The proposal provides safe ground-level access to each building at all times of the day and night.
	4	✓	The proposal provides excellent casual surveillance of the public domain.
Controls	a	✓	The Development Application includes a Crime Prevention Through Environmental Design (CPTED) assessment.

Development Guide	Objective / Control	Compliance	Notes
	b	✓	The Development Application includes a Crime Prevention Through Environmental Design (CPTED) assessment.
<b>10.2.10 Stormwater Strategy</b>			
Objectives	1	✓	Best practice stormwater management principles and strategies have been incorporated in the design.
	2	✓	The proposal mitigates the impact of development on stormwater quality
	3	✓	The proposal is designed to be resilient to stormwater damage.
	4	✓	The proposal is designed to be resilient to stormwater damage.
Controls	a	✓	The proposal complies with relevant parts of the Googong DCP in relation to stormwater and flooding.
	b	N/A	
	c	✓	The Development Application includes a soil erosion and sediment control plan.
	d	✓	The Development Application includes a WSUD Strategy.
<b>10.2.11 Signage and Advertising</b>			
Objectives	1	✓	The proposal will include discrete naming and directional signage.
	2	✓	The proposal will include discrete naming and directional signage.
Controls	a	N/A	
	b	N/A	
	c	✓	The proposal will include discrete naming and directional signage.
	d	✓	The proposal will include discrete naming and directional signage. It will not be placed on prominent architectural elements.
	e	✓	The proposal will include discrete naming and directional signage.
	f	N/A	
	g	✓	The Development Application includes details of signage.



## GOOGONG MULTI UNIT DESIGN GUIDELINES

The Googong Multi-Unit Design guidelines include a number of main elements that are considered important in ensuring that the built form of multi-unit developments within Googong are consistent and positively contribute to the Googong neighbourhood character.

Development Guide	Objective / Control	Compliance	Notes
<b>C.1 Built Form</b>			
	Dwelling Entry	✓	Dwelling entry points are clearly identified from all surrounding streets. They are recessed greater than 1m with a minimum 1.5m deep cover.
	Street Massing	✓	The proposal includes a series of buildings with wide interface in a landscape setting. There are generally no more than 6 dwellings between each break in built form.
	Facade Returns	✓	Side return facades are articulated and visibility from the main frontage is well considered. Materiality is consistent.
	Parapet Walls	✓	There are no large or blank parapet walls. All wall planes are well articulated, and the overall composition is well balanced.
	Materials	✓	The proposal employs a sensible mix of materials which allow variation and appropriate scale.
	Windows and Balconies	✓	Windows and balconies overlook all street frontages and provide the character of architectural form of the development.
	Living Spaces	✓	All surrounding streets have overlooking living spaces.
	Laneway Frontages	✓	The internal driveway acts as a laneway with all service functions integrated into the overall built form.
	Surveillance Units	N/A	Side return facades are articulated and visibility from the main frontage is well considered. Materiality is consistent.
	3 Storey Development	✓	The proposal includes 3 storey and higher development. Whilst the built form does not provide a clear base-middle-top composition, it is a carefully considered composition which provides high quality and highly articulated architectural presentation.
<b>C.2 Building Frontages</b>			
	North Facing	✓	The northern orientation of living areas and POS has been maximised with consideration of appropriate urban design.
	Surveillance	✓	All buildings have living areas addressing surrounding streets.
	Building Entry	✓	All buildings have clearly identifiable and separate entry points from each streetscape.
	Articulation	✓	All buildings are highly articulated to each street scape.
	Courtyards	✓	Each building includes courtyards to surrounding streets.
	FGL	✓	The FGL of ground level dwellings is always set above the adjacent street level to ensure passive surveillance of frontage whilst retaining privacy.

Development Guide	Objective / Control	Compliance	Notes
	Service Elements	✓	No service elements are located on street frontages.
	Screening	✓	No screening is utilised for waste enclosures or the like. All are integrated within the built form.
	Front Setbacks	✓	Front setbacks vary to accommodate POS requirements.
<b>C.3 Articulation</b>			
	Entry Points	✓	Dwelling entry points are clearly identified from all surrounding streets. They are recessed greater than 1m with a minimum 1.5m deep cover.
	Balconies	✓	Balconies to street frontages are greater than 1m deep and always covered.
	Main Frontages	✓	Each frontage includes elements such as entry canopies, balconies, shading elements and the like.
	Projections	✓	Facades incorporate projections and indentations which ensure a consistent and sophisticated design language across the development.
<b>C.4 Levels / Topography</b>			
	FGL	✓	The site has steep topography so the individual buildings are designed to allow the FGL of dwellings to step with the topography.
	Frontages	✓	Frontages step to follow the topography and avoid excessive cut and fill.
	FGL	✓	The FGL of all dwellings is above the adjacent street level to enable positive interaction between public and private domains.
	Transition	✓	The transition from street level to ground floor of any dwelling does not exceed 1m.
	Site Cut	✓	There are no site cuts greater than 1m within the finished landscape.
<b>C.5 Garage / Carport Built Form</b>			
	General	✓	All parking is provided within basements and carefully integrated into the overall built form.
<b>C.6 Roof Form</b>			
	Form	✓	There are no continuous long lengths of unarticulated roofing. Roofing is in balance with the overall architectural form.
	Material	✓	Roof materials are buff environmental colouring and are non-reflective.
	Eaves	✓	Where eaves are utilised they are greater than 600mm.
	Gutters and Downpipes	✓	Gutters and downpipes are carefully incorporated into the façade design.
	Rear Presentation	✓	All facades of the built form are treated with equal importance including careful consideration of gutter and downpipe positioning.

### C.7 Corner and Rear Elevation Treatment

	Corners	✓	The built form provides strong definition at street boundaries.
	Reinforce Corners	✓	Corners generally include parapet walls to provide a step-up in built form to reinforce corners.
	Wrap Around Corners	✓	The architectural design wraps around corners with consistent material use and design.
	Frontage Corners	✓	The architectural design is consistent around frontage corners.
	Articulation Elements	✓	The built form generally provides strong and clear corners for visual strength and clarity, avoiding articulation elements wrapping corners.
	Building Breaks	✓	There are many breaks in the building form along street frontages. The side returns are in a consistent architectural language and are well articulated.
	Rear Elevations	N/A	

### C.8 Driveways / Parking

	Access Points	✓	The proposal includes 2 common vehicular access points.
	Driveways	✓	Driveways are discretely located and well landscaped.
	Common Driveways	✓	The common driveway and parking is set within a well landscaped deep soil area to ensure high visual quality.
	Driveway Location	N/A	
	Landscape Relief Zones	✓	The basement parking openings are set with landscape buffers to driveways.
	Surfaces	✓	The driveway and surface parking include varied surface treatments to reduce visual impact.
	Visitor Parking		Visitor parking is provided in accordance with QPRC requirements. The majority is in basement to minimise hard surfaces within the landscape.
	Under croft Parking	N/A	
	Service Areas	N/A	

### C.9 Fencing / Boundary Treatment – Primary Frontage and General Street Facing Fencing

	Height	✓	Fencing to primary frontage is 1200mm high
	Waste Screening	N/A	
	Aluminium		The proposal incorporates solid fencing and aluminium slats. The fencing does not extend the length of the site and will be screened by hedging. The proposed solid fencing will be of higher quality.
	Design	✓	The design and appearance of the fence complements and is integral with the overall development design.

Fencing Elements		The fencing is used in combination with solid walls and incorporates hedge zone for a high quality design outcome. Gates are slatted aluminium.
Quality	✓	The proposal does not include low quality fencing materials.
Retaining Walls	✓	Any retaining walls along street frontages are no more than 1m in height.
Letterboxes	✓	Letterboxes are in groups at each communal lobby. Refer to architectural drawings for detail.
PPOS	✓	Side fencing that separates PPOS areas meet requirements to the front and remaining 50% front setback dimensions.

#### C.10 Materials and Colours

Materials	✓	A range of high quality materials including concrete, painted FC sheet and high quality metal claddings are proposed.
Extent	✓	There are no large sections of colorbond or lightweight cladding.
Detailing	✓	There are no decorative details or stuck on elements.
Soffit Lining	✓	The soffit of all main street frontages are painted concrete or exposed concrete. The proposal is in accordance with the Googong Design Guidelines which requires soffit's to be in the same material as vertical surfaces above the projection. Painted concrete soffits will match colour of vertical surfaces that are also concrete material.
Base Materials	✓	The base of all built elements is a mix of solid concrete and painted fibre cement sheet.
Material Interface	✓	Horizontal or vertical changes of material include a step in external surface.
Brickwork	N/A	
Roof Materials	✓	The roofing will be metal.
Roof Colour	✓	The roofing will be a single colour.
Roof Colour	✓	Roof colour is not dark or reflective.
Balustrades	✓	Balustrades are glass and integrate with the overall built form.
Front Fencing	✓	Front fencing integrates visually with the built form.
Colours	✓	The proposal employs a refined colour palette. There is no use of strong contrasting or primary colours. Colours reflect the natural environment.

#### Part D – Site Specific Guidelines – Lot 642

Cut and Fill	✓	<p>The proposal is in accordance with the Googong Design Guidelines which requires maximum 1.5m cut and fill earthworks to residential flat buildings under the DCP Part 7.</p> <p>The proposal mostly complies with the Googong Site Specific Guidelines which require maximum 1m cut and fill,</p>
--------------	---	--

		with minor areas of encroachment.
Retaining Walls	✓	Retaining walls are compliant with Googong Design Guidelines C.9 requiring front fencing to be between 1m – 1.2m. Fencing to 1.2m allows for privacy to the public domain and adequate outlook and passive surveillance from internal living spaces.
Built Form	✓	The proposal has been carefully considered to balance solar access and building address to surrounding streets including Glenrock Drive, Rucos Street and Edward Drive.
Eastern Edge	✓	The built form at the east of the site (Calthorpe Street, Glenrock Drive and Rucos Street) incorporates strong built form. The façade steps along Glenrock Drive to maximise views and solar access, and maintain visual interest.
Height – Glenrock Dr	✓	The built form is 5 storeys along Glenrock Drive
Height – Rucos St	✓	The built form is 5 storeys along Rucos Street
Shared Entries	✓	Shared entry points and lobbies are clearly identified from the street frontage of each building.
Driveway Entries	✓	Two driveway entries area proposed linking Calthorpe Street and Perrin Street.
Garage Doors	✓	No garage doors or carports face Glenrock Drive.
Driveway Entries	✓	Driveway entry / exit points are well designed and within a high-quality landscape setting to reduce the visual impact of the driveway.
Parking	✓	The majority of required parking is within basement. A small amount of visitor parking is set carefully within the landscape.
Waste Enclosures	✓	Waste enclosures are integrated within the basement so not visible from the public realm.
Communal Open Space	✓	The proposal includes extensive communal open spaces for the enjoyment of residents and their guests. The common spaces form the focal point of the development and include extensive deep rooted tree planting, and both covered and open spaces for recreation.
Landscape Design	✓	The landscape design has been undertaken by a qualified landscape architect who is listed on the QPRD Landscape Consultant Register.
Ground Floor Units	✓	Commercial tenancies are not proposed. Ground floor level units fronting Glenrock Drive are designed to be commercial adaptable. They incorporate increased floor-to-floor heights.
Dwelling Frontage	✓	Dwellings along Glenrock Drive and Rucos Street address the street frontages with no large blank walls.
Landscape Frontage	✓	The landscape design along Glenrock Drive considers both public and commercial use.
FGL	✓	The FGL of all dwellings fronting public streets sit above the immediate adjacent footpath / verge level.
Edward Drive Frontage	✓	Courtyard walls along Edward Drive are set back greater than 800mm from the front boundary to enable hedge planting.

## 5. Assessment of Planning Issues

### Compliance with Planning Instruments and Controls

The proposed development complies with, or is consistent with, all the relevant planning instruments and controls set out in the preceding sections of this report in that;

- The proposal complies with the energy, water saving and thermal comfort targets for residential development under SEPP BASIX;
- The proposal is consistent with the principles under SEPP 65 and satisfies the objectives of the Apartment Design Guide;
- Residential Flat Buildings are permitted in the R1 General Residential and E1 Local Centre zones per the QPRC LEP 2022;
- The proposal complies with the relevant development standards of the LEP 2022 including the Googong locality specific provisions
- The proposal has been assessed against the Googong DCP and applicable controls and criteria have been satisfied.

### Building Design

The proposal has been designed to provide a high-quality architectural contribution to the local built environment, in accordance with the provisions of SEPP 65, the ADG and the local planning provisions. A detailed assessment against the DCP 2022 is provided in this report.

### Landscaping

A landscape plan for the proposed development has been undertaken by DSB Landscape Architecture (Refer landscape documentation).

The landscape proposal generally meets the requirements of SEPP 65 and the DCP to ensure a high level of public amenity. Landscaping has been implemented to the ground level and streetscapes in a variety of manners to soften and signify the building entrances. It also serves to soften the proposal's impact on the streetscape, as well as its interface with the surrounding public realm. Deep soil zones (in excess of the required size) have been incorporated to facilitate deep soil planting.

### Traffic, Parking and Access

Vehicular access to the proposal is via Calthorpe and Perrin Streets. All street frontages are activated for pedestrians, with the building entrances clearly identifiable.

The basement carpark access has been designed to satisfy the applicable requirements of AS/NZS2890.1-2004 "Off-Street Car Parking". The Googong DCP specifies the following parking rates relevant to the proposed development:

#### **Car Parking**

- 1 space per 1-bedroom unit,
- 2 spaces per 2 or 3-bedroom units,
- 1 visitor space per 5 units,

This results in a required 298 residential and 33 visitor spaces under the DCP controls (and an additional 18 car spaces mostly to accommodate provisional adaptable unit parking requirements) broken down as follows:

- 28 x 1 for 1-bedroom units = 28 spaces
- 135 x 2 for 2 / 3-bedroom units = 270 spaces
- 33 visitor car space

The proposal provides 316 resident parking spaces located in the basement, meeting the DCP requirement. In addition to the provided 316 resident parking spaces, provision for the required 33 visitor parking spaces includes 21 within the basements.

#### **Motorcycle and Bike Parking**

1 bicycle space per dwelling = bicycle spaces located in each dwelling's individual storage cage.

### BASIX / Ecologically Sustainable Development

A Basix certificate has been obtained for the proposed development. The proposed development aims to promote a high standard of environmental performance and incorporates the use of ecologically sustainable development principles.

### Social Impact

The proposal will have a positive social and economic impact to the locality. The proposal is designed to optimise amenity for future residents and to meet current market demands. Further, the proposal is in keeping with the desired future character of the Googong Town Centre.

## **6. Conclusion**

The proposed development at 18 Glenrock Drive, Googong is for the purposes of a multi-unit residential building of 163 residential dwellings with some ground floor commercial adaptability. It represents a high-quality architectural outcome for the Neighbourhood 2 Town Centre of Googong.

The proposal seeks to activate and provide amenity to this area of Googong, capitalising on the site location. It responds to a desired need for quality and affordable housing catering for a wide demographic under the QPRC plan to evolve the area into a vibrant neighbourhood.

The proposal generally satisfies the requirements of the applicable planning controls and implements, including the QPRC LEP 2022 and the Googong DCP. Furthermore, the proposal achieves general consistency with the design principles of SEPP 65 and the objectives of the Apartment Design Guide.

A variation is sought to the LEP 2022 in relation to Building Height. This departure is considered acceptable due to the reasons outlined within this report and accompanying Clause 4.6 variation. Due to the high-quality design outcome achieved for the site and the high level of compliance to relevant planning controls and instruments, the variation is considered acceptable.

For the above reasons the design is considered appropriate and worthy of Development Approval.