### QUEANBEYAN LOCAL ENVIRONMENTAL PLAN 2012 (QLEP 2012)

PART 1	F	PRELIMINARY	
CI 1.2	A	Aims	
CI 1.	2(2)	Aims	Complies
(a) To facilitate the orderly and economic use and development of land in Queanbeyan based on ecological sustainability principles.		Yes	
(b	)	To provide for a diversity of housing throughout Queanbeyan.	Yes
<ul> <li>(c) To provide for a hierarchy of retail, commercial and industrial land uses that encourage economic and business development catering for the retail, commercial and service needs of the community.</li> <li>(d) To recognise and protect Queanbeyan's natural, cultural and built heritage including environmentally sensitive areas such as Queanbeyan's native grasslands, the Queanbeyan River and Jerrabomberra Creek.</li> </ul>		Yes	
		To recognise and protect Queanbeyan's natural, cultural and built heritage including environmentally sensitive areas such as Queanbeyan's native grasslands, the Queanbeyan River and Jerrabomberra Creek.	Yes
(e	)	To protect the scenic quality, views and vistas from main roads and other vantage points within Queanbeyan of the escarpment and Mount Jerrabomberra.	Yes
(f	)	To maintain the unique identity and country character of Queanbeyan.	Yes
(g	)	To facilitate the orderly growth of the urban release area in Googong in a staged manner that promotes a high level of residential amenity and the timely provision of physical and social infrastructure through appropriate phasing of the development of land.	Yes

**Comment:** The proposal is for the orderly and economic use of land, supporting diversity of housing, with multi dwelling residential accommodation. It also supports the orderly growth of the Googong Township.

#### CI 1.9A Suspension of Covenants, Agreements and Instruments

Under Clause 1.9A, **no** covenants, agreements and instruments restricting the development have been identified.

#### PART 2 PERMITTED OR PROHIBITED DEVELOPMENT

#### Land use table – Zone R1 General Residential

The site is zoned R1 General Residential under the QLEP 2012, as per Figure 1. The objectives of the zone are:

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 neighbourhoods and a sense of community.

#### **Attachment C - Design Compliance Tables**

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# PART 2 PERMITTED OR PROHIBITED DEVELOPMENT 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. Site area GO R B2 Figure 1: Land zoning – R1 General Residential. General site location shown. Multi dwelling housing is permitted with development consent under the R1 General Residential (as outlined in the Assessment Report). **Comment:** The development supports the objectives of the R1 General Residential zone. The development is permissible with consent and increases housing supply and choice with multi dwelling housing. The development promotes walking through a connected site layout and located adjacent to public transport network, and provides for an increase housing density located near the future Googong Town Centre. 2.6 Subdivision - consent requirements Land affected by the QLEP 2012 may be subdivided, however, with consent. This can exclude strata subdivision per the SEPP (Exempt and Complying Development Codes) 2008 (Codes SEPP). **Comment:** A draft strata plan is provided with the development application. The draft subdivision is considered appropriate and supports the occupation and operation of the multi dwelling housing. 2.7 **Demolition requires development consent** Demolition requires development consent, where not affected by the State Environmental Planning Policy (Exempt and Comply Development) 2008. Under Part 2, Clause 2.7 of the QLEP 2012, the proposal does not involve demolition of a building, therefore, is not applicable.

### PART 3 EXEMPT AND COMPLYING DEVELOPMENT

Not applicable.

### PART 4 PRINCIPAL DEVELOPMENT STANDARDS

#### CI 4.1 Minimum subdivision lot size

CI	Standard	Controls	Proposed	Complies
4.1	Minimum subdivision lot size	330m <sup>2</sup>	20,990m <sup>2</sup>	Yes

**Comment:** As noted above, a draft subdivision plan is provided with the development application and is assessed for determination. Under Clause 4.1, minimum lot size requirements are excluded for strata subdivision. However, the proposed strata subdivision will remain the Lot, which has been created through an earlier planning process, to remain in accordance with the minimum lot size. Accordingly, the lot size remains compliant.

#### CI 4.1AA Minimum subdivision lot sizes for community title scheme

The development does not seek a community title subdivision, therefore, **is not** applicable.

#### CI 4.1A Exception to minimum sizes

The development does not seek any exception to minimum lot sizes, therefore, **is not** applicable.

# CI 4.1B Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings

The development relates to land zoned R1 General Residential. This zone **is not** relevant to Clause 4.1B, therefore, not applicable to the development.

#### CI 4.1C Subdivision use minimum lot sizes

The Googong site is excluded on the relevant Lot Averaging Map, therefore, **is not** applicable.

#### CI 4.D Variation to minimum lot sizes

The site is not on applicable land areas affected by this Clause, therefore, **is not** applicable. (It is noted the development supports the intent of the control to provide for development with a greater development density in proximity to the future Googong Town Centre.)

#### CI 4.2 Rural Subdivision

Clause applies to land zoned RU2 Rural Landscape, R5 Large Lot Residential, Zone E3 Environmental Management and Zone E4 Environmental Living under the LEP.

The site is not zoned for rural for environmental purposes, accordingly, **is not** applicable.

# CI 4.2A Erection of dwelling houses on land in certain rural, residential and environmental protection zones

The site is zoned R1 General Residential, accordingly, this zone does not apply to this Clause. **Is not** applicable.

#### CI 4.2B Strata subdivisions in certain residential, rural and environmental zones

Clause 4.2B of the QLEP 2012 provides requirements that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.

This Clause applies to land zoned RU2 Rural Landscape, R5 Lot Residential, Zone E3 Environmental Management and Zone E4 Environmental Living under the LEP.

**Comment:** Whilst strata subdivision of the development would occur, the development is for a proposal that is not affected by the land use zones under Clause 4.2B, accordingly, **is not** applicable.

PART 4 PRINCIPAL DEVELOPMENT STANDARDS					
CI 4.3	Height of building	I			
CI	Standard	Controls	Proposed (max)	Complies	
4.3	Height of building	8.5m	9.34m	No	
		12m	10.91m	Yes	

**Comment:** Under the QLEP, the site is afforded two maximum building heights – 12 metres and 8.5 metres. This is shown below at Figure 2.





Figure 2: Height of Buildings. General site location shown.

Height of Buildings Map – QLEP 2012 - M is 12 metres, whilst green is 8.5m Site overlay of height of buildings magnified

The development is compliant with the 12 metres height limit, however, contravenes the 8.5 metres building height at locations. This in relation to roof areas of Block 7, 9 and 11 as provided by Figure 3 (plan view) and Figure 4 (section view) below. Block 7 would have a maximum height of 9.02 metres (0.52 metres height contravention), Block 9 at 9.15 metres (0.65 metres height contravention) and Block 11 at 9.34 metres (0.84 metres height contravention).



#### PART 4 PRINCIPAL DEVELOPMENT STANDARDS

A Clause 4.6 written request to seek a variation with the height development standard has been submitted with the development application (Attachment D). The variation relates to the Height of Building Control of 8.5 metres to the site, and seeks a maximum height of 9.34 metres (0.84 metres variation against the control). This is discussed in detail within the assessment report. Based on a review of the request, the assessment report concludes that the variation to the building height is support for this development application.

Refer to further discussion below.

#### CI 4.4 Floor Space Ratio

The site is not affected by a Floor Space Ratio per the Floor Space Ratio maps in the LEP.

#### CI 4.6 Exceptions to Development Standards

Under Clause 4.6 of the QLEP 2012, the consent authority may consider a variation, where that variation would achieve a better outcome.

As discussed above, the proposed development contravenes the maximum Height of Building development standard permitted under Clause 4.3 of the QLEP 2012.

The area of non-compliance/contravention with the 8.5 metres height of building control relates to roof areas of Blocks of 7, 9 and 11 as shown in Figure 4 above.

The applicant has provided a written request that seeks to justify the proposed contravention of the development standard, per the requirements of Clause 4.6(3)(a) and (b) of the QLEP 2012:

*Cl* 4.6(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

- a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case; and
- b) that there are sufficient environmental planning grounds to justify contravening the development standard.

Clause 4.6(4) of the QLEP 2012 states:

Development consent must not be granted for a development that contravenes a development standard unless:

- a) the consent authority is satisfied that:
  - *(i)* the applicant's written request has adequately address the matters required to be demonstrated by subclause (3).
  - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for the development within the zone which the development is proposed to be carried out.
- b) the concurrence of the Secretary has been obtained.

**Comment:** On review of the written request, it is considered per Clause 4.6(4)(a)(i) and(ii) that the written request is satisfactory against the matters required by Clause 4.6(3)(a) and (b) above, and the development would be in the public interest.

Refer to Section 6.1.5 of the assessment report for detailed assessment and response to Clause 4.6 of the QLEP 2012.

#### PART 4 PRINCIPAL DEVELOPMENT STANDARDS

With respect to Clause 4.6(4)(b), concurrence of the Secretary is assumed and Council delegation to consider the variation and it is understood the Southern Regional Planning Panel has delegation to approve the proposed variation.

#### PART 5 MISCELLANEOUS PROVISIONS

The relevant provisions contained within Part 5 of the QLEP 2012 are addressed below.

#### CI 5.3 Development near zone boundaries

The development does not rely on provisions related to developing near zone boundaries.

#### CI 5.4 Controls relating to miscellaneous permissible uses

The development **does not** seek to rely on provisions related to miscellaneous permissible use.

#### CI 5.10 Heritage conservation

The proposed development will have a minimal impact in relation to heritage. The site is not heritage listed, is not adjacent to a heritage item and is not located within a Heritage Conservation Area.

The site is an established allotment, which has occurred through a separate subdivision process. Recommended conditions of consent at Attachment A are proposed that will deal with any unexpected finds that could occur through earthworks.

#### CI 5.11 Bush fire hazard reduction

The application **does not** involve any bush fire hazard reduction works.

#### CI 5.21 Flood planning

Clause 5.21 of the QLEP 2012 makes provision for developments within the flood planning area. The site **is not** identified as "flood planning area" and **is not** at or below the flood planning level.

#### PART 6 URBAN RELEASE AREAS

The site is mapped as an Urban Release Area as per the QLEP 2012. The relevant provisions contained within Part 6 of the QLEP 2012 are addressed below.

#### CI 6.2 Public Utility Infrastructure

Development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.

**Comment:** As discussed further below under Clause 7.9, the applicant has provided information which advises that the provision of public infrastructure (sewer and water) is acceptable for the site. In addition, the energy provider, Essential Energy, has not objected to the development. Council's development engineer has also not objected to the development, subject to recommended conditions of consent at Attachment A.

The development is therefore considered as acceptable.

#### PART 6 URBAN RELEASE AREAS

#### CI 6.3 Development Control Plan

Development consent must not be granted for development on land in an urban released area unless a development control plan that provides for matters in the clause has been prepared. The Googong DCP is the relevant DCP, which adopts relevant provisions of the Queanbeyan Development Control Plan 2012, accordingly, development consent can be provided.

#### CI 6.5 Development near Googong Dam Foreshores

The development is not located near the Googong Dam Foreshores.

#### PART 7 LOCAL PROVISIONS

The relevant provisions contained within Part 7 of the QLEP 2012 are addressed below as part of this assessment.

#### CI 7.1 Earthworks

Clause 7.1 of the QLEP 2012 establishes a number of matters requiring consideration for development involving earthworks. These are per subclause 2:

- a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,
- b) the effect of the development on the likely future use or redevelopment of the land,
- c) the quality of the fill or the soil to be excavated, or both,
- d) the effect of the development on the existing and likely amenity of adjoining properties,
- e) the source of any fill material and the destination of any excavated material,
- f) the likelihood of disturbing relics,
- g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,
- *h)* any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development,
- i) the proximity to and potential for adverse impacts on any heritage item, archaeological site, or heritage conservation area.

**Comment:** Earthworks associated with the development are proposed and form part of the application. The earthworks provide cut and fill to establish the site. The cut and fill will exceed in areas of the site greater than 1.5 metres, per the Googong DCP requirements.

The proposed earthworks are considered satisfactory. These provide for the basement-under croft parking and providing for it to be best concealed from public view. In addition, the cut and fill support broader site establishment with a generally regular form/placement of buildings, and ensure it best responds with its surrounds including streets and roads.

Engineering plans (Sellick Consultants 2023) and a Geotechnical Assessment (ACT Geotechnical Engineers 2022) are provided with the application, which demonstrate consideration and management of site earthworks.

### PART 7 LOCAL PROVISIONS

Recommended conditions of consent at Attachment A include a Construction Management Plan which must provide for measures for excavated natural material through earthworks (Condition # <Council to insert condition>).

Conditions of consent are also recommended to deal with potential unexpected finds through the earthworks process. Albeit the site is established through an earlier subdivision process, this is considered appropriate to mitigate potential impacts.

The proposed earthworks would not have a detrimental impact on drainage patterns and soil stability or the existing and likely amenity of adjoining properties as noted by the development application. The development application provides measures for erosion and sediment control. However, recommended conditions of consent at Attachment A require a final erosion and sediment control plan (Condition # <Council to insert condition>), to mitigate the potential impact of soil erosion and the like during construction to downstream waters.

#### CI 7.3 Terrestrial biodiversity

Clause 7.3 of the QLEP 2012 makes for provision for developments that impact on terrestrial biodiversity. Under the QLEP 2012, the site is mapped to be affected by Terrestrial biodiversity. See Figure 5 below.



Figure 5: Terrestrial Biodiversity Map QLEP 2012. General site location shown.

This clause **is relevant** to the proposed development as the site is identified as "Biodiversity" on the Terrestrial Biodiversity Map.

- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider:
  - (a) whether the development is likely to have:
    - *(i)* any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and
    - (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and
    - *(iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*

### PART 7 LOCAL PROVISIONS

- (iv) any adverse impact on the habitat elements providing connectivity on the land, and
- (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

**Comment:** The development site was established through an earlier subdivision process, under DA 123-2017. This DA included assessment of various ecological matters, including in accordance with the EPBC Act and BC Act (and former TSC Act), which was considered satisfied.

The site is now largely cleared and established through the earlier subdivision process. Ecological advice provided by the applicant (Capital Ecology 2023) confirms the site is not affected by terrestrial biodiversity matters, including from that earlier subdivision process.

#### CI 7.4 Riparian land and watercourses

Clause 7.4 of the QLEP 2012 makes provision for developments within riparian land and watercourses. Under the QLEP 2012, the site is mapped to be affected by a watercourse. Refer to Figure 6 below.



Figure 6: Riparian land and watercourses map QLEP 2012. General site location shown.

**Comment:** This clause **is relevant** to the proposed development as the site is identified as "Watercourse" on the Riparian Land and Watercourses Map.

As noted above, the development site was established through an earlier subdivision process, under DA 123-2017. This DA included assessment various ecological matters. The site is now largely cleared and established through this process (with no evidence of watercourses). Ecological advice provided by the applicant from Capital Ecology confirms that through this earlier subdivision process, the site is therefore, not affected by riparian habitat.

#### CI 7.5 Scenic protection

Clause 7.5 of the QLEP 2012 makes provisions for developments impacting on scenic protection land. Subclause (3) of this clause is required to be assessed before the application is determined.

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#### PART 7 LOCAL PROVISIONS

- (3) Development consent must not be granted to any development on land to which this clause applies unless the consent authority is satisfied that:
  - (a) measures will be taken, including in relation to the location and design of the proposed development, to minimise the visual impact of the development on the natural and visual environment of the land, and
  - (b) the development will incorporate conservation and rehabilitation measures to preserve the scenic qualities of the land.

**Comment:** This clause **is not** relevant to the proposed development as the site **is not** identified as "Scenic Protection Area" on the Scenic Protection Map. It is noted that the land opposite Old Cooma Road is mapped as Scenic Protection. Refer to Figure 7 below.

Nevertheless, the development is of a scale and form that would not create poor visual impact to this land and is located on land that is part of a broader urban release area. Accordingly, it is appropriate in context.



Figure 7: Scenic Protection Area map QLEP 2012. General site location shown.

#### CI 7.6 Airspace operations

Clause 7.6 of the QLEP 2012 makes provisions for developments located in areas that are affected by airspace operations and aircraft noise. As provided by the Development Application, the proposed development will not penetrate the Obstacle Limitations Surface Map for the Canberra Airport. Therefore, the application **was not** required to be referred to the relevant Commonwealth body for comment.

#### CI 7.7 Development in areas subject to aircraft noise

Clause 7.7 of the QLEP 2012 makes provisions for developments subject to aircraft noise. This clause **is not** considered relevant to the proposed development as the site **is not** located near the Canberra Airport or within an ANEF contour of 20 or greater.

#### CI 7.8 Active street frontage

### PART 7 LOCAL PROVISIONS

This clause **is not** considered relevant to the proposed development as the site **is not** identified as "Active street frontage" on the Active Street Frontages Map under the QLEP 2012.

#### CI 7.9 Essential services

Clause 7.9 of the QLEP 2012 requires satisfactory arrangements to be made for water supply, stormwater drainage, solid domestic waste, sewage, and the treatment and disposal of effluent. Along with the supply of electricity and suitable vehicle access.

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) suitable vehicular access.

**Comment:** The applicant has supplied further information which advises that the development can be adequately serviced by necessary essential services (water and sewer), as well as plans that demonstrate stormwater drainage and management.

The energy provider, Essential Energy, has not objected to the development.

TfNSW have not objected to the development, and requested Council be satisfied that the proposed dwelling yield does not affect the performance of the road network.

The traffic impact statement submitted confirms that the site is serviced appropriately by the surrounding road network and would not affect intersection performance. This includes the proposed higher density of 116 dwellings compared to that of considered in the earlier subdivision of 86 dwellings.

Council's development engineer have not objected to the proposed development, including traffic, access and intersection performance.

The development is therefore considered to be able to be adequately serviced by utilities and infrastructure.

#### CI 7.10 Development near Cooma Road Quarry

This clause **is not** considered relevant to the proposed development as the site **is not** identified as "Buffer Area" on the Quarry Buffer Area Map.

#### CI 7.11 Development near HMAS Harman

This clause **is not** considered relevant to the proposed development as the site **is not** located within 2 kilometres of *HMAS Harman* or within Zone IN1 General Industrial or Zone IN2 Light Industrial.

### **GOOGONG DEVELOPMENT CONTROL PLAN 2010**

#### **Introduction**

This DCP provides for specific controls related to development in the Googong Neighbourhood Township. It is structured to include Master Plan controls for site layout and specific controls for development with plots.

Part 3, 7 and 8 of the *Googong Development Control Plan 2012* (Googong DCP) are relevant to the DA.

It is noted that the Googong DCP adopts Part 1, Section 1.8 and Part 2 Sections 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7 and 2.9 of the *Queanbeyan Development Control Plan 2012* (QDCP).

Assessment against the DCPs is provided below under the *Assessment Tables* section. The assessment provides a response against the relevant control and a compliance summary.

It is noted that with some DCP controls there is a variation against. However, these are considered satisfactory on planning merit following assessment. In summary these include:

Part 3, Control 3.12 Neighbourhood Structure Plan Submission Requirements:

• The development proposes an alternative layout against Structure Plan NH2, however, remains of a grid layout structure, of residential use, and the fire station (which is identified to be on the site) is understood to be located elsewhere.

Part 7, Control 7.2 Streetscape:

• At locations the fence height is greater than 1.2 metres to the primary street frontages, however, the fencing overall remains appropriate and surveillance to streets and public areas would remain with a taller height. The site is a corner lot and fencing as proposed is appropriate to the site.

Part 7, Control 7.6, Privacy and View Sharing:

• Some blocks are separated less than 9 metres with each other, however, will have suitable screening and privacy measures.

Part 7, Control 7.10, Principal Private Open Space and Landscape Design:

• Some blocks have their private open space only in front of the building line (not behind), however, these are orientated to the north and are accessible from living areas complementing other DCP controls.

Part 7, Control 7.14 Multi Dwelling Housing and Dual Occupancy Table 2 – Corner lot secondary setback (minimum):

• There is a minor setback encroachment of Block 4 and Block 7 to Wellsvale Drive, however, this does not affect the streetscape or ability to provide for landscaping.

Part 7, Control 7.14 Multi Dwelling Housing and Dual Occupancy Table 2 - Solar access to principal private open space as measured between 9am and 3pm June 21 (and Control 7.17 Solar Access):

 Blocks 1 and 5 have less than 3 hours of sunlight to 50% of their private open space. However, these receive good solar access to living areas, and have their open space located in response to other DCP controls being orientated to the north and accessible from a living area. This area is not associated with the proposed additional height, therefore the reduction in solar access to the private open space is also considered to be not associated with such. Part 7, Control 7.14 Multi Dwelling Housing and Dual Occupancy Table 2 – Maximum length of multi unit dwelling buildings:

• The length of Block 2 is slightly greater than 60 metres (62.7 metres), as sought under this control, however, this building supports future adaptable housing and is considered to not result in detrimental amenity impacts.

Part 7, Control 7.14 Multi Dwelling Housing and Dual Occupancy Table 2 – Earthworks (and Part 8, Control 8.3 Cut and Fill):

• At locations, cut and fill is greater than 1.5 metres. This is considered appropriate to accommodate the development, including to street frontages, and has not been objected to by Council engineers.

#### Assessment Tables

Controls	Response	Compliance
PART 3 THE MASTER PLAN		
3.5 Controls		
Development is to be in accordance with the Master Plan and other Controls in the DCP.	The Googong Master Plan (within Appendix 8 of the DCP) identifies the site as residential, which the development satisfies with multi dwelling housing.	Yes.
3.12 Neighbourhood Structure Plan	n Submission Requirements	
(f) Development in each Neighbourhood is to be carried out generally in accordance with the Neighbourhood Structure Plan.	The development provides an alternative layout to the Structure Plan NH2. However, the variation is considered to be satisfactory. Whilst an alternative layout, in addition to providing for housing on the site, as identified by the Structure Plan, it satisfies other plan components of providing for a grid layout, creating 'smaller sites' of the townhouse blocks within. Whilst a Fire Station is mapped to be on the site under the NH2 Structure Plan, it has been advised by the applicant that the estate developer will provide for this at the Googong Town Centre, accordingly the variation is acceptable.	Variation satisfactory (on merit).
3.22 Housing Diversity		
• (d) Higher density housing is to be located in neighbourhood centres and sites adjacent to open space and along public transport routes.	The development provides for an increased density housing form, of multi dwelling housing, adjacent to the planned Googong Town Centre.	Yes.

Co	ntrols	Response	Compliance
PA	RT 7 CONTROLS FOR MULTI DW	ELLING HOUSING	-
Se	ction A: Streetscape and Urban Ch	aracter	
7.2	Streetscape		
•	a) Development shall be generally in accordance with the Neighbourhood Structure Plan.	As noted above the development is considered to be satisfactory with the NH2 Structure Plan.	Yes.
•	b) A mix of materials compatible with the streetscape are to be used including masonry, timber and glass and the provision of simple	The development incorporates a mix of materials and finishes including masonry, stone, precast concrete and metal.	Variation satisfactory for fence height to streets (on merit).
•	<ul><li>and articulated building and roof forms.</li><li>c) New buildings shall adhere to the minimum building line setbacks</li></ul>	Roof forms are simple and provide articulation on the site. Colours and materials are generally muted, and suitable to the setting.	
•	<ul><li>as set out in relevant Tables in this Part.</li><li>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.</li></ul>	The development generally complies with the setback controls, with exception of development to Wellsvale Drive. Refer to further commentary under compliance with 7.14 - Table 2 Multi Dwelling Housing, Corner Lot Secondary.	
•	e) Fencing should be designed to provide a clear distinction between private and public space and to encourage casual surveillance of the street.	On street corners, the development provides for a suitable address with elements such as landscaping, outdoor areas, façade treatments.	
•	<li>Fencing should be consistent with the established style and pattern of fences in the locality.</li>	Fencing is provided to public and private areas and is appropriate in design.	
•	g) Elements such as fences, walls, hedges, level changes and landscaping or a combination of these elements are to define the front boundary.	Edward Drive can be considered the primary frontage (noting it is marked as the main entrance on plans). Block 3 and Block 4 which are located here will exceed the fence height in part with the 1.2	
•	h) Where front fences/walls are used they are to be a maximum height of 1.2 metres to the primary street frontage.	metres requirement, due to being on retaining walls in locations. The fence design above the retaining walls is generally 1.2 metres per the requirement, and modulated to	
•	i) Front fencing is to be predominately open in design, such as picket fences, hedges or palisade style fencing.	include slatted components, with entries and windows of the townhouses remaining to be seen from the street satisfying intent to	
•	<ul> <li>Maximum height of fences to secondary street frontage is 1.8m.</li> <li>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</li> </ul>	Candish Street and Trenerry Crescent (and Wellsvale Drive) are main street frontages noting pedestrian and vehicle access points, however, Block 1 and 6	

Co	ontrols	Response	Compliance
	frontage that extend beyond the 50% lot depth are considered to be	where fences are provided comply with the 1.2 metres requirement.	
•	<ul><li>height of 1.2m.</li><li>k) Side fences between residential lots are to start at least 1m behind the primary building frontage of the dwelling.</li></ul>	To Old Cooma Road, the fencing also increases at locations to around 1.4 metres (Block 10) and around 1.7 metres (Block 12). This is technically not a main frontage as there is not a clear/direct pedestrian or vehicle access to the broader site, therefore could rely on the secondary street frontage control of up to 1.8 metres. These taller fences at locations are modulated with materials reducing the scale of such. The upper floors of these Blocks would also be exposed above this fence height to Old Cooma Road, accordingly, provide for activation, and therefore address and surveillance would be maintained.	
		Some internal fencing is greater than 1.2 metres, however, this is considered appropriate to provide privacy to the courtyards, and the upper floors of these Blocks would be highly visible. Accordingly, there would still be a sense of activation and surveillance across publicly accessible areas.	
		The overall fencing style and scale is appropriate, and provides modulation and interest. It comprises a mix of brick or metal slatted, or metal for dividing fences. The fencing presents as a coherent design to all streetscapes, and where taller than 1.2 metres as described to streets, the height variation is considered to still satisfy the intent for surveillance and activation.	
		Landscape elements to streets include a mix of fencing, plantings and masonry walls.	
7.3	Streetscape – Public and Priva	ate Laneways	
•	a) Laneways shall be limited in length as provided in Section 5.0 of this DCP and constructed with decorative elements in the pavement to break up the laneway surfaces.	Private laneway length is appropriate ranging from approximately 60 metres (east west) to up to approximately 110 metres north and south.	Yes.

Co	ntrols	Response	Compliance
•	b) Laneways in adjacent housing blocks shall not be continuous over access streets to prevent the appearance of long, gun barrel laneways unless appropriate measures such as using staggered laneways are taken to eliminate the gun barrel effect.	Laneways are of a straight alignment supporting legibility and safety, as well as views out of the site. The laneways are not addressed with rear fences, rather rear garages.	
•	d) Straight layouts across the blocks are preferred for safety and legibility, but the detailed alignment can employ subtle bends to add visual interest and avoid long distance monotonous views, subject to meeting the minimum construction requirements for turning paths.	Laneway design is ordered, with terminating ends either providing views out of the site or to buildings, and support a regular arrangement of blocks. Landscaping provided identifies the laneways to be planted with trees, supporting visual interest and breaking length.	
•	e) Rear fences to laneways shall be constructed so that they are a minimum 50% transparent material to improve surveillance of the laneway.	In addition, the paving design would have different concrete finishes modulating laneway surfaces.	
•	f) Articulation of building forms and fencing shall be interspersed with drought resistant, soft landscaping to improve visual amenity. An area shall be provided on each laneway frontage to plant at least one medium sized tree. Landscaping treatments with pavers, gravel or similar hardstand materials is not acceptable.	appropriate (confirmed by the traffic and impact study submitted with the DA), therefore appropriate to accommodate parking. Passive surveillance is provided from windows from rear of properties over the laneways. No ground floor habitable rooms are provided directly to car-based	
•	<ul> <li>g) Laneways shall be provided with street lighting.</li> </ul>	laneways. (The pedestrian access lane that runs north-south does have habitable rooms of Blocks 7, 9 and 11 addressing it). Laneways are provided with lighting, supporting safety and	
•	<ul> <li>h) The minimum garage doorway widths for manoeuvrability are</li> <li>2.4m (single) and 4.8m (double).</li> </ul>		9 and 11 addressing it). Laneways are provided with lighting, supporting safety and
•	i) The configuration of the laneway, associated subdivision and likely arrangement of garages arising from that subdivision should create ordered, safe and tidy laneways by designing out ambiguous spaces and unintended uses such as casual parking, the storage of trailers, bin stacking, etc.	amenity.	
•	<ul> <li>Passive surveillance along the laneway from the upper storey rooms is encouraged.</li> </ul>		
•	<ul> <li>k) Ground floor habitable rooms on laneways are to be avoided unless they are located on external corners (laneway with a street) and</li> </ul>		

Controls		Response	Compliance
	face the street to take advantage of the residential street for an address.		
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.	Development provides for well- designed residential accommodation, which addresses street frontages with entries, windows, open space areas and landscape elements.	Yes.
•	<ul> <li>b) The design of new development is to address shading from summer sun, ventilation and topography.</li> </ul>	The development responds to climate with overhangs, design that allows for cross flow ventilation, provision of	
•	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	provision and tree planting. The development will also connect to the Googong reticulated water supply system, a climate resilience measure.	
	<ul> <li>eachieves that may break up blank walls include: balconies, awnings and screens, fixed and/or operable sun screens and articulated façades.</li> <li>g) Articulation zones shall be designed to adhere to the requirements set out in relevant tables in this Part.</li> </ul>	Large blank walls and 'glass box' dwellings are not proposed.	
		Facades are articulated with windows, entries, windows, vertical and horizontal elements and	
•		materials.	
		horizontal and vertical elements	
•	<ul> <li>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 or windown</li> </ul>	Architectural expression, including materials and finishes, and building breaks will provide for further visual relief when read in the streetscape.	
	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.	appropriately modulated to streetscapes as well internally reducing mass and scale.	
•	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.		
•	<ul> <li>Articulation should reduce the appearance of building bulk and</li> </ul>		

Co	ntrols	Response	Compliance
	express the elements of the building's architecture.		
•	<ul> <li>Articulation elements should provide visual interest from the street.</li> </ul>		
•	<ol> <li>The facades of buildings should be designed with a balance of horizontal and vertical elements.</li> </ol>		
•	m) Alterations and additions are to be compatible with design elements of the building.		
Bu	ilding Entries		
•	a) Define building entries clearly using setbacks, canopies, different materials, textures and colours.	Building entries are defined with awnings, pathways and roofed elements.	Yes.
Ro	of Design		<u> </u>
•	<ul> <li>a) Articulate roofs to provide a quality roofscape. Roof design is to: <ol> <li>Minimise impact on tree-top skyline viewed from beyond the site.</li> <li>Avoid glare, high colour contrast and screen unsightly roof mounted services.</li> <li>Obscure roof mounted structures when viewed from higher dwellings and the public domain.</li> </ol> </li> <li>b) Pitched hip and gable roof forms shall predominate.</li> <li>c) Strong colours and black shall be avoided.</li> <li>d) Roof design shall fully integrate and coordinate services.</li> </ul>	Roof form is integrated with the architecture of the building. The roofs comprise a contemporary form of gable or skillion style, with also flat roofs in locations. It is considered appropriate to have a mix of roof styles to provide for variation to the appearance and break down of the visual bulk of the development. Muted colours are proposed, ensuring the roofs are not visually dominant or cause glare.	Yes.
7.5	Height and Floor Space	T	
•	a) The maximum permissible floor space ratio for development within the Geographic Control and the	The site is not affected by a floor space ratio per the QLEP 2012.	Yes.
•	Neighbourhood Centres shall be in accordance with the requirements of the QLEP 2012. b) The maximum heights within the new Googong Township shall be in	Two building heights do apply to the site under Cl 4.3 of the QLEP, being 12 metres and 8.5 metres. The development largely complies with the building heights, with the exception of the roof areas of	Variation satisfactory for the building height at locations.
		Blocks 7, 9 and 11. The applicant	

Co	ntrols	Response	Compliance	
	accordance with the requirements of the QLEP 2012.	has provided a Cl 4.6 written request to seek a variation to Cl 4.3 of the QLEP 2012. The proposed buildings heights are considered acceptable following an assessment of the written request. Refer to Assessment Report for detailed commentary.		
7.6	Privacy and View Sharing			
Vis	sual Privacy Controls			
•	a) Windows of upper-level habitable rooms and balconies are to be designed to avoid overlooking of the private open space of neighbouring properties.	Overlooking is discouraged through building orientation and building separation, supported by further landscaping and design elements.	Yes. Variation satisfactory for separation	
•	<ul> <li>b) Appropriate screening, which is permanent, fixed and durable, is to be provided in cases where overlooking cannot be prevented.</li> </ul>	Separation distances is generally at least 9 metres, however, in circumstances that are less than 9 metres between Blocks 4 and 6	distance at locations (on merit).	
•	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.	<ul> <li>(8.1 metres), Blocks 4 and 5 (8.5 metres), Blocks 4 and 3 (6.1 metres), Blocks 3 and 2 (8.1 metres) and Blocks 3 and 1 (8.5 metres). Where this variation occurs, such interfacing windows are not habitable spaces and frosted glazing would be provided to windows that are bathroom windows and wardrobes.</li> <li>This response is considered acceptable to mitigate visual privacy issues associated with the distance variation.</li> </ul>	(8.1 metres), Blocks 4 and 5 (8.5 metres), Blocks 4 and 3 (6.1 metres), Blocks 3 and 2 (8.1 metres) and Blocks 3 and 1 (8.5 metres). Where this variation occurs, such interfacing windows are not habitable spaces and frosted glazing would be provided to windows that are bathroom	
•	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.			
•	<ul> <li>f) Windows of upper-level habitable rooms facing a habitable room of a neighbouring dwelling within 9m are to:</li> </ul>			
	i. Be offset by 1m; or			
	ii. Have high sill windows; or			
	<li>iii. Have fixed obscure or frosted glazing installed in window above ground level of a</li>			

Co	ntrols	Response	Compliance
	dwelling where the sill height is less than 1.6m; or		
	<ul> <li>iv. Balconies to have fixed obscure or frosted glazing; or</li> </ul>		
	<ul> <li>v. Provide other suitable solutions.</li> </ul>		
Vie	ew Sharing Controls		
•	a) Development is to be designed to minimise loss of views from neighbouring properties. Significant	The site is afforded distant views across to hill tops, ridges and broader landscape features.	Yes.
	views within Googong such as to hilltops, Googong Common and the surrounding farmlands are to be valued and shared.	The development is of a suitable height and scale, of lower density from, therefore not expected to restrict views or vistas.	
•	b) A visual analysis illustrating the impacts of the proposed development upon views may be required by Council for lots with prominent views.	The proposed height contravention is of a minor area of the roof form on Blocks 7, 9 and 11 to the 8.5 metres height control (Cl 4.3) under the QLEP 2012 being up to 0.84 metres. This is not expected to cause obstruction to views to the distant hilltops, ridges or other features noting that it would be compatible with other roof heights, adjoining on Blocks 8, 10 and 12.	
Ac	oustic Privacy Controls		
•	a) Shared walls and floors to be constructed in accordance with the sound transmission and insulation requirements of the <i>Building Code</i> of Australia.	The acoustic impact statement provided identifies that the development will be satisfactory with respect to acoustic privacy, in context of its surrounds.	Yes. With suitable conditions of consent.
•	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:	Shared walls would be constructed in accordance with the NCC, per recommended conditions of consent requirement that development is to be in accordance with the NCC.	
	i. Appropriate separation.		
	<li>Use of buildings as noise buffers i.e. less sensitive land uses to be located close to the noise source.</li>		
	<li>iii. Locating sensitive areas of use such as bedrooms away from noise sources.</li>		
	<ul> <li>iv. Use of acoustic glazing, solid- core doors, solid wall construction and other</li> </ul>		

Co	ntrols	Response	Compliance
	appropriate noise preventative design measures.		
	<ul> <li>V. Separating plumbing for each dwelling and containing them to prevent transmission of noise between dwellings.</li> </ul>		
•	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 <i>Queanbeyan</i> <i>Development Control Plan 2012 –</i> <i>Safe Design.</i>	The proposed development addresses internal and external frontages with windows and entries, supporting casual surveillance both internal and external to the site.	Yes.
		The site planning also allows for distant visual surveillance across communal areas of the site.	
		With respect to laneways, windows of townhouses at the rear would address these areas, providing for surveillance.	
		The DA has considered and responded to the requirements of CPTED included adopted provisions of the QDCP 2012, therefore considered suitable.	
7.8	Access and Mobility for Multip	ble Dwelling Houses and Residentia	al Flat Buildings
•	a) Multiple Dwelling Houses and Residential Flat Buildings must comply with <i>AS 4299-1995</i> <i>Adaptable Housing</i> on the following ratio:	The proposed development provides for 12 adaptable dwellings, satisfying 1 dwelling per 10 dwellings which requires 12 dwellings.	Yes.
	<ul> <li>One adaptable dwelling for every 10 dwellings in the development.</li> </ul>	The access report with the DA supports the development is capable is meeting the relevant	
	ii. Where the number of dwellings is less than 10 dwellings and not less than five dwellings, provision is to be made to providing at least one adaptable dwelling.	addition the Performance requirements set out in the <i>National Construction Code</i> <i>Building Code of Australia Volume</i> 1 and referenced Australian Standards with respect to access	
•	b) For Adaptable Housing direct and level access is to be provided from the car parking space to the dwelling or lift access.	for people with a disability.	

Co	ntrols	Response	Compliance
•	<ul> <li>c) Car parking spaces for adaptable housing shall have at least 6.0m in length with and 3.8m in width.</li> </ul>		
•	<ul> <li>Front entrances are to have a minimum internal clearance of 850mm.</li> </ul>		
•	<ul> <li>e) Internal entry level doorways to have a minimum internal clearance of 820mm.</li> </ul>		
•	<ul><li>f) Internal entry level corridors to have a minimum width of 1,000mm.</li></ul>		
•	g) A living/family room; a room/space capable of being used as a bedroom; and a bathroom are to be located on the ground/entry level.		
•	<ul> <li>A living/family room is to be provided with circulation space of at least 2.25m diameter (clear of furniture).</li> </ul>		
•	i) Bedroom space (on ground/entry level) is to be large enough for a queen size bed and include wardrobe and circulation space (i.e. 3.5 x 3.2m/3.7 x 3.0m).		
•	j) One bathroom (on ground/entry level) is to have minimum dimensions of 2.4 x 2.4m, with hobless shower, full floor waterproofed and strengthened walls around the toilet and shower (at 700–1,500mm and 700– 1,850mm above floor level respectively).		
•	<ul><li>k) Kitchen with a minimum of 2.7m between walls.</li></ul>		
•	<ol> <li>Laundry with a minimum clear circulation space of 1.55m diameter.</li> </ol>		
•	m) Window sills on the ground/entry level at a maximum height of 730mm above floor level (excluding the bathroom and kitchen).		
Se	ction B: Site Amenity		
Se	ction 7.9 Pedestrian Access and	d Building Entries	

Co	ntrols	Response	Compliance
•	a) The planning of the site is to optimise accessibility for all to the development from the public domain.	All of the dwellings have clear and accessible entries, including those with direct access from the surrounding streets (also supporting street activation).	Yes.
•	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	Site planning promotes site accessibility and connectivity across the site connecting with public streets.	
	areas, public streets and internal roads.	straight 'grid' layout of the internal accessways and pathways.	
•	<ul> <li>c) The main building entrance is to be accessible for all from the street and car parking areas.</li> </ul>	Vehicle access to the basement- under croft parking is logical, direct from Trenerry Crescent. There is	
•	<ul> <li>Pedestrian ramps are to be integrated into the overall building and landscape design.</li> </ul>	also direct internal pedestrian access to this area, under Block 9, adjacent to the main communal open space area	
•	f) Pedestrian and vehicle access ways are to be separated and clearly distinguishable.	Vehicle access to garages is also logical, direct from laneways, which are appropriately planned.	
•	<ul> <li>g) The provision of public through-site pedestrian access ways is to be considered in the development of all large sites.</li> </ul>		
•	h) The access requirements from the street or car parking area to the entrances of buildings are to be clearly identified.		
7.1	0 Principal Private Open Space	and Landscape Design	
•	a) Refer Tables 1, 2 and 3 (Table 2 relevant and assessed further below).	Private open space is located as follows:	Yes.
•	b) The principal private open space is to be:	<ul> <li>Block 1, Block 5, Block 7, Block 8, Block 9, Block 10, Block 11, Block 12 – in front of and behind the building line</li> </ul>	Variation satisfactory for open space only in front of building line
	<ul> <li>Located behind the building line to the main street frontage, unless specifically permitted otherwise by a Neighbourhood Structure plan</li> </ul>	<ul> <li>Block 2, Block 3, Block 4, Block 6 – only in front of the building line.</li> </ul>	at locations (on merit).
	<ul> <li>Directly accessible from, and adjacent to, a habitable room, other than a bedroom.</li> </ul>	Private open space is accessible from the living areas and located in areas orientated to the north, in accordance with the requirements of 7.14 - Table 2 in the DCP	
	Located to have a northerly aspect, where possible.	Whilst some blocks have their	
	<ul> <li>Where the principal private open space is permitted to be forward of the building line by a</li> </ul>	building line, this variation is considered appropriate:	
	Neighbourhood Structure Plan	The DCP requires north facing private open space accessible	

Controls	Response	Compliance
<ul> <li>Controls</li> <li>the following additional controls apply: <ul> <li>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.</li> <li>The principal private open space must have a minimum dimension of 4m.</li> <li>A 0.5m wide landscape zone with screen planting must be provided located between the principal private open space is to be located between 350 and 500mm above the general level of the street verge.</li> <li>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.</li> <li>The front door to the home is to be clearly visible and accessible from the street.</li> <li>The front fence is to have as a minimum 25% open elements.</li> <li>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).</li> <li>At least 25% of private open space must be provided beind the main building line and successing from the street open space must be provided beind the main building incorporated into the dwelling design to further enhance privacy from adjacent dwelling. Blade walls can project up to 1 metre in-front of the dwelling (this is to be measured from the 4.5m setback line).</li> </ul></li></ul>	<ul> <li>Response</li> <li>from living areas, particularly Table 2 for Multi Dwelling Housing.</li> <li>The open space in those locations will support the townhouses to provide for a suitable streetscape address, particularly to Wellsvale Drive (Block 6) and Edward Drive (Block 6) and Edward Drive (Block 3 and Block 4) and to the common area (Block 2).</li> <li>The building line is generally 4.5 metres or greater where the principle private open space is located (it is noted Block 4 has one dwelling less than this to Wellsvale Drive, however, this is a secondary address and the principle private open space is provided to Edward Drive).</li> <li>Fence height is appropriate for these Blocks, maintaining privacy but also streetscape connection where taller fencing is provided as a result of retaining walls (as discussed earlier).</li> <li>Fence elements are brick for Blocks 2, 3, 4 and 6, including metal slatted elements.</li> <li>The materials are considered appropriate to provide for privacy and screening. Upper floors of these townhouses would also provide for such overlooking/ surveillance and connection with public areas.</li> <li>It is considered that outdoor drying would be appropriately screened, noting the drying area is allocated close to the building façade.</li> <li>Small blade style walls are used in locations, such on the ends of Blocks 7 and 8, to support articulation.</li> </ul>	Compliance
behind the main building line and include a service area to include clothes drying facilities screened from the public realm.	which shows the development to be appropriately landscaped with a mix a tree planting, shrubs, garden beds, mix of hard landscape	

Co	ntrols	Response	Compliance
•	<ul> <li>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 Housing. Such a landscaping plan must be prepared by a Council accredited consultant in accordance with Part 2.6 Landscaping of the <i>Queanbeyan Development Control Plan 2012</i>.</li> <li>e) Solar access and privacy to the principal private open space of neighbouring lots is not to be significantly reduced or compromised.</li> </ul>	materials such as stone, and grassed areas. Deep soil planting areas are to be provided along site frontages, supporting tree planting in those locations. The scale of the development, and that the permitter of the site is bounded by public streets, would mean that it is unlikely not to cause overshadowing to future open space areas of adjoining areas, as supported by the shadow diagrams provided with the application.	
7.1	1 Car Parking and Garages		
•	<ul> <li>a) All on-site parking is to be provided in accordance with the Tables 1, 2 and 3 (Table 2 is relevant).</li> <li>b) The provision of parking meets the needs of the activity associated with any land use to be accommodated on-site.</li> <li>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.</li> <li>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 AS 2890.2-2002, 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.</li> </ul>	Proposed development incorporates 273 car parking spaces, which is above the requirement of 256 spaces per the requirements. The breakdown of 273 car parking spaces includes: • 78 spaces (two bedrooms); • 132 spaces (three bedrooms); • 36 spaces (four bedrooms); • 24 visitor spaces; and • 3 spare. The 24 visitor spaces are provided in the basement-under croft parking area (19 spaces) and in the internal laneway (5 spaces) accessed from Candish Street. This includes accessible parking spaces for visitors also. The car parking is designed to include a mix of rear lane accessed garages and a basement-under croft parking. The basement-under croft parking is located under Blocks 7, 8, 9, 10, 11 and 12. The basement-under croft parking is located so it is below ground to Old Cooma Road (basement). However, then becomes above ground level (under croft) travelling	Yes.
		east, responding to the downward slope of the site west to east	

Co	ntrols	Response	Compliance
•	<ul> <li>Parking may be provided in tandem where two spaces are provided for one dwelling.</li> </ul>	including with cut and fill, from Old Cooma Road to Edward Drive.	
•	g) Garage doors of residential developments are to be set back at least:	responds to provide for an integrated parking form. It is generally enclosed from public view and integrated including from	
	<ul> <li>1m behind the front façade of the home.</li> </ul>	Trenerry Crescent where most potentially exposed with the public	
	<li>5.5m from the street boundary to allow another car to park on site in driveway if necessary.</li>	domain (streetscapes). Internally there is an area under Block 9 which is open, though provided with mosh motal screening	
	<li>iii. Om setback where garages are rear loaded for small lots or studio dwellings.</li>	Overall, it is considered that the design of the basement-under croft is appropriate and generally	
•	<ul> <li>h) Double garages are only permitted on lots 12.5m wide or greater.</li> </ul>	visually concealed well in response to site constraints and planning, satisfying the intent of the controls.	
•	<ul> <li>Garages on corner lots shall be preferably accessed from the secondary street.</li> </ul>	The rear lane garage parking is generally set back from the laneway.	
•	<ul><li>j) Driveways to be a minimum of 1.5m from street trees.</li></ul>	The parking is designed in accordance with the applicable	
•	<ul> <li>k) Provide landscaping between the driveway and the side boundary.</li> </ul>	standards, including requirements of the Australian Standard, with respect to circulation.	
•	<ol> <li>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</li> </ol>	The parking design would not cause adverse impacts to the street, with vehicle accessways designed to be integrated elements.	
	highly visible and illuminated areas to minimise theft and vandalism.	Bicycle parking is to be suitably provided, including that adjacent to	
•	<ul> <li>m) Garages are to be treated as an important element of the dwelling façade and are to be</li> </ul>	the basement-under croft area near the central common open space, under Block 9.	
	integrated with and complementary, in terms of design and material, to the dwelling design.	Garages are located close to the boundary with the laneway. These garages represent integrated design elements through materials and finishes matching with the	
•	n) Garage doors are to be visually recessed through use of materials, colours and overhands.	townhouses. Garages within the basement-	
•	o) When facing the street, the maximum total width of a garage or carport door is to be 50% of the	under croft are suitably enclosed with mesh doors. To the laneways, a roller door is provided.	
•	<ul> <li>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</li> </ul>	metres at the basement-under croft entry on Trenerry Crescent (approx. 5.8 metres) and waste vehicle entry also on Trenerry Crescent (7.6 metres). The entry	

Со	ntrols	Response	Compliance
•	of at least 3m and a clear height of 2.2m. q) The maximum width of a driveway at the property boundary is to be 4.5m.	from Candish Street is also 5.5 metres. These widths provide for adequate vehicle and truck access and is considered to not dominate the streetscape, as the townhouses would still be the main	
•	r) Long straight driveways (gun barrel developments) are to be avoided.	component of the streetscape. The entry to the basement-under croft entry is not greater than 50%	
•	<ul> <li>s) Large expanses of concrete or sealed surfaces are to be avoided. Different surface treatments to be utilised.</li> <li>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.</li> <li>v) In finalising the parking numbers required the total number is to be rounded up to the next whole number.</li> <li>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.</li> </ul>	of that overall façade to Trenerry Crescent (Blocks 12 and 13), therefore considered acceptable. Long access driveways from the street are not proposed. Accessible parking design is reflected in the architectural design, including dedicated accessible parking, and provision of such with adaptable townhouse Type H. It is noted that an accessible lift could be added to this type, which may reduce parking for these to one space to accommodate this, however, acceptable to provide for the internal lift and also under that Type H, number of bedrooms would reduce to 1 bedroom and only 1 space is required for a 1- bedroom dwelling under the DCP.	
7.1	2 Site Facilities		
•	<ul> <li>a) Refer to 7.16 for specific waste storage area requirements.</li> <li>b) Communal waste bin enclosure areas are to be located so as to: <ol> <li>Conceal their contents from view from the dwellings, public spaces and adjacent properties.</li> <li>Avoid creating an odour nuisance for dwellings on the development site and adjoining properties.</li> </ol> </li> <li>iii. Avoid creating a noise nuisance during servicing for dwellings on the development site and adjoining properties.</li> </ul>	The development proposes a range of standard site facilities to support it. This includes waste storage areas, mailboxes, external lighting and service meter locations. Outdoor areas provide for outdoor drying options, with this located close to the building façade. External storage area would be available within the private parking areas. Mechanical plant is to be subject to finalisation, however, solar panel is proposed to roof areas which are designed to appear integrated. In addition, A/C compressor units are shown on the plans at ground, and therefore designed to be screened and contained from public view.	Yes. Suitable conditions of consent.

Co	ontrols	Response	Compliance
	<li>iv. Be incorporated into the landscaping if provided at ground level.</li>	Mailboxes are suitably located at the primary main entrance on Edward Drive, as well as to	
•	c) One television antenna is provided to serve all dwellings in residential building Likewise for other communication antennae or dishes.	Crescent frontage.	
•	<ul> <li>d) Each dwelling is provided with a lockable external store of waterproof construction with a minimum volume of 6m<sup>3</sup>. A lockable garage or locker in a carport is acceptable.</li> </ul>		
•	e) Appropriately designed, clearly visible signage is to be provided indicating the address (and name) of the building for ease of identification.		
•	<ul> <li>f) Developments are to be provided with secure, open air clothes drying facilities screened from street view.</li> </ul>		
•	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, 2m <sup>2</sup> is to be provided in addition to the minimum private open space requirements and screened when viewed from outside the development.		
•	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.		
•	i) Mailboxes are to be convenient for residents and delivery services. They should be provided in a safe, secure, well lit location. Mailboxes must be located within the development site.		
7.1	4 Multi Dwelling Housing and D	ual Occupancy (Table 2)	

### Minimum lot size

Controls	Response	Compliance
750m².	Complies. The lot size is 20,990m <sup>2</sup> . The Draft Strata Subdivision Plan indicates that the development would be strata subdivided (under a separate planning process), therefore would remain to comply with the minimum lot size.	Yes.
Minimum lot width	-	
25m. Council will consider reducing the minimum lot width for multi dwelling house to 20m where the development application includes a dwelling design for each lot, and where it can be demonstrated the design is not inconsistent with the building form and design criteria set out in Section 7.4 of the DCP.	Complies. Lot width is around 140 metres.	Yes.
Site coverage maximum		
50%.	Complies. Site coverage is 45%, within the maximum of 50%. The coverage measure does exclude the basement-under croft parking, however, this is considered against the QLEP 2012 definition for site coverage which excludes basements.	Yes.
Building height		
As per the QPRLEP 2022 (QLEP 2012).	Two building heights apply to the site (12 metres and 8.5 metres) per Cl 4.3 Height of Building control under the QLEP 2012. The building complies with the 12 metres height control and complies in part with the 8.5 metres height control. Blocks 7, 9 and 11 do not comply, contravening the height overall up to 0.84 metres (Block 7 - 9.02 metres, Block 9 - 9.15 metres and Block 11 - 9.34 metres). The applicant has provided a Cl 4.6 written request seeking a variation to Cl 4.3 Height of Building control of QLEP 2012. On review, the Cl 4.6 written request is considered satisfactory against the requirements and maintain the development to comply with the objectives of the zone and height	Yes. Variation to building height at locations satisfactory.

Controls	Response	Compliance
	control, accordingly in the public interest.	
	Refer to detailed discussion on Building Height in the Assessment Report.	
	Overall building height is considered acceptable.	
Front setback minimum		
<ul><li>4.0 metres where principle private open space is not located within the front setback.</li><li>6.0 metres where principle private open space is located in the front setback.</li></ul>	The development defines the front of the site to be Edward Drive, Candish Street and Trenerry Crescent. This is where site entrances are proposed. (Edward Drive is the primary frontage, with main entrance).	Yes.
	To Edward Drive – Blocks 3 and 4 are setback 6.5 metres from the front boundary and principle private open space is provided in the front setback.	
	Candish Street – Block 1 is setback 4 metres from the front boundary and secondary private open space is provided within the setback, with the main private open spaces located to the rear.	
	Trenerry Crescent – Blocks 11 and 12 are setback 4.39 metres on the south from this boundary, however, no private open space is provided in this setback, as the open space is provided to the east and west.	
Articulation zone		
1.5 metres.	All townhouses are designed to incorporate an articulation zone.	Yes.
Section 7.4 (i) to (m) of the DCP.	This includes awnings over entries, variety of materials and finishes, and articulation in the vertical plane of the facades.	
Corner lot secondary setback (minim	um)	
Where façade length is less than 9m in length the minimum setback is 3 metres. Where façade length is greater than	The development identifies the secondary frontage to be Wellsvale Drive which has a site entrance.	Yes. Variation for minor
9m the minimum setback is 4 metres.	All building (block) frontages have a façade length greater than 9	encroachment considered

Controls	Response	Compliance
	metres, accordingly the setback control is deemed to be 4 metres.	satisfactory at locations (on merit).
	The architectural plans show a minor encroachment of the building façade of 1 dwelling in Block 4 to the corner of Wellsvale Drive and Edward Drive (per drawing A206 by DNA Architects). The encroachment is limited to a small area of the building setback, being 362mm and 430mm of the building façade encroaching.	
	The encroachment is considered not substantial, as it relates to small area of the building facade and still provides for landscape setback area to the street. The minor encroachment will not result in a built form there which results in it being in front of the prevailing building line, supporting the 'stepped façade form' that follows the setback alignment of the development to Wellsvale Drive. The minor encroachment of the façade is considered to not cause unacceptable streetscape outcomes, supporting the broader intent of the control, therefore the variation is considered acceptable. It is noted the on plans that there is also a small area of façade encroachment of a wall by 98mm of Block 7 to Wellsvale Drive. In addition, part of the perforated mesh screen penetrates as well at this location. However, the wall is considered very minor, and the screen is an articulation element, therefore both not impacting the streetscape. Accordingly, the	
Garage setback to front or secondary	boundary (minimum)	
Front boundary – 5.5m. Secondary boundary – direct access from a secondary boundary – 5.5m.	No garages are proposed to front or secondary boundaries. All garages are within the internal private laneway.	Yes.
vvhere no direct garage access proposed from the secondary frontage – the setback is to be consistent with the minimum secondary setbacks for corner lots set out above in the table.		
Side setback minimum		

Controls	Response	Compliance
Ground floor – 3 metres. Subsequent storeys – 0.5 metres per additional storey.	There are no adjoining side properties to the development plot/site, as the development is separated by roads and open space.	N/A
Rear minimum setback		
Ground floor – 3.0 metres. Subsequent storeys – 0.5 per additional storey.	There is no rear setback, as the development has street frontages. However, Old Cooma Road could be considered a rear setback, and the development is well setback to this boundary (in excess of 4 metres at ground) therefore appropriate to this frontage.	Yes.
Garage setback to public or private re	ar lane	
0 metre setback.	Garages are built at (or close to) the rear laneways area.	Yes.
Principal private open space (PPOS)	- On ground minimum area	
24m <sup>2</sup> – north facing, directly accessible from living areas. Must have a minimum width of 4 metres to be counted as principal private open space. 50% of PPOS to be permeable and landscaped.	<ul> <li>The dwellings are provided with total private open space areas of at least 24m<sup>2</sup>, ranging from 24m<sup>2</sup> to 46m<sup>2</sup>.</li> <li>Some of these areas are 'split' combined to provide a total amount of open space, which is acceptable as described as follows:</li> <li>Block 1 – 38.87m<sup>2</sup></li> <li>Block 2 – 26.93m<sup>2</sup></li> <li>Block 3 – 24m<sup>2</sup> to 30m<sup>2</sup></li> <li>Block 4 – 24m<sup>2</sup> to 30m<sup>2</sup></li> <li>Block 5 – 25m<sup>2</sup> to 30m<sup>2</sup></li> <li>Block 6 – 25m<sup>2</sup> to 28m<sup>2</sup></li> <li>Block 7 – 30.94m<sup>2</sup> (split between east and west open space areas).</li> <li>Block 8 – 33m<sup>2</sup> (split between east and west open space areas).</li> <li>Block 9 – 28.46m<sup>2</sup> (includes balcony see below)</li> </ul>	Yes.

Controls	Response	Compliance
	<ul> <li>Block 10 – 43.32m<sup>2</sup> (split between east and west open space areas)</li> </ul>	
	<ul> <li>Block 11 – 24m<sup>2</sup> (split between east and west open space areas)</li> </ul>	
	<ul> <li>Block 12 – 46.63m<sup>2</sup> (split between east and west open space areas).</li> </ul>	
	Permeable open space area provided, which as per the Statement of Environmental Effects, is in order of 50% of area.	
Principal private open space – Balcor	ny minimum areas	
1 bedroom – 8m <sup>2</sup>	Block 9 dwellings are provided with	Yes.
2 bedroom – 10m <sup>2</sup>	a balcony on the second floor.	
3+ bedrooms – 12m <sup>2</sup> area	which is suitable noting that these	
2.0 metres dimension for all.	townhouses are 2 bedrooms in size. These balconies form the	
Minimum balcony PPOS requirements only apply where ground level PPOS cannot be provided otherwise no restriction.	secondary private open space for these dwellings, and therefore compliant.	
Solar access to principal private oper	space as measured between 9am	and 3pm June 21
Minimum 3 hours to 50% of POS.	All townhouses internal living room	Yes.
At least 80% of dwellings shall have living room windows and PPOS which receive a minimum of 3 hours of direct sunlight into primary window surfaces.	windows will receive 3 hours of solar access. (Those that are east/west orientated have two living areas which would receive solar access).	Variation to solar access for private open space at
Minimum 3 hours to adjoining living room windows and PPOS which receive a minimum of 3 hours direct sunlight into primary window surfaces.	Type L and M have a living/multi- purpose area on the second floor. Type L will receive sunlight with a skylight to this area. Type M will	locations considered satisfactory (on merit).
Minimum 3 hours to adjoining living room windows and PPOS on neighbour's land.	receive sunlight from a window located further away. (Type H has a similar area, however, this is shown on the plans as a stair landing/circulation space). Advice from the applicant from their surveyor also notes that such is acceptable from a building code perspective, with Council's building surveyor providing no objection.	
	a similar area, however, this is shown on the plans as a stair landing/circulation space). Advice from the applicant from their surveyor also notes that such is acceptable from a building code perspective, with Council's building surveyor providing no objection.	

Controls	Response	Compliance	
	Blocks 1 and 5 have north facing private open spaces which will receive less than 3 hours of direct sunlight due to their position with other buildings and structure. However, the internal living areas to dwellings would receive 6 hours of direct sunlight.		
	The variation to solar access is considered acceptable. With those not receiving the amount required in the rear yard, the living areas receive double the time required, therefore considered acceptable on balance and the DCP control intent for amenity are considered satisfied. This area also complies with the height of building control under the QLEP 2012, accordingly is considered not associated as a result of additional height.		
	With respect to Type L and M multi-purpose areas, noting that these are not the main living areas of these townhouses, rather a secondary living or for multi- purpose, solar access is considered acceptable through these mechanisms.		
Communal Landscaped Area (minimum)			
20% (60% of communal open space to be landscaped as permeable surfaces, grasses, trees, etc.).	28% of the site area is provided as communal open space (5946.37m <sup>2</sup> ).	Yes.	
Deep soil zones required alongside and rear boundaries.	Communal open space areas are suitably landscaped, including with trees, planting and also 44% softscape area.		
	Deep soil planting is located along street frontages, and to the rear boundary with the open space to the rear of the site.		
Car Parking – minimum number of spaces			
1 bed – 1 space 2 bed – 2 spaces 3 bed – 2 spaces	All of the 2, 3 and 4 bedroom dwellings are allocated a minimum of 2 car parking spaces.	Yes.	
Visitor Parking – minimum number of spaces			
3-5 dwellings – 1 space 6-10 dwellings – 2 spaces	24 visitor parking spaces, satisfying the requirement of 24 required parking spaces.	Yes.	

# Attachment C - Design Compliance Tables

# PPSSTH-206 - DA.2022.1615 at 20 Edward Drive, Googong NSW 2620

Controls	Response	Compliance	
11-15 dwellings – 3 spaces			
For every units thereafter – 1 additional space.			
Council may accept off site visitor parking spaces where kerbside parking is provided to the site and where the development has at least 3 street frontages.			
Underground parking			
Underground parking permissible where the slope of the land provides the opportunity.	Basement-under croft parking is proposed to service Block 8 and Block 7, Block 10 and Block 9, Block 12 and Block 11. This parking will include resident garages as well as visitor parking for 19 visitor spaces (within the allocation of 24). The Basement– under croft parking will be accessed from Trenerry Crescent. Internally, pedestrian access is provided under Block 9. This parking is designed to be integrated with the form of the site, where there is slope, and together with the architecture of the subject blocks. It is located below ground near Old Cooma Road (basement), however, becomes above ground level (under croft) travelling east. The under croft is generally enclosed by the design of the townhouses, except for an area under Block 9 where it is exposed to the common area, however, with a metal mesh screen.	Yes	
Garage to building frontage (front façade only)			
No more than 50% of street frontage.	No garages to public street	Yes.	
Double width garage doors not permitted.	frontages are proposed.		
Two separate doors are to be used with a minimum 230mm separation.			
No common gable over both doors.			
Maximum length of multi dwelling buildings			
Controls	Response	Compliance	
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Buildings should not exceed a total length of 60 metres.	With the exception of Block 2, the maximum length of Blocks is 60 metres or less.	Yes.	
metres in length without the roof and wall design broken.	Block 2 has a length of around 62.7 metres or 4.5% beyond the DCP control. The variation to the length is as a result of slightly wider townhouses to accommodate the ability for these to be adapted to accessible dwellings which require greater internal circulation spaces.	Variation to length of Block 2 considered satisfactory (on merit).	
	The length is considered acceptable as this Block supports accessible dwelling requirements. It is contained within the site, and therefore not from public view, the Block has modulation elements such as fin walls, stepping gable end roofs, and the additional length does not create additional amenity impacts. Therefore, it is considered to meet the intent of the control.		
Minimum gap between multi dwelling	buildings		
4.0 metres.	The space between townhouse blocks is greater than 4.0 metres.	Yes.	
Earthworks			
1.5 metres maximum cut and fill.	Cut and fill is proposed to provide for the development. This is part of site establishment, including accommodating the basement- under croft parking. Per the engineering plans provided with the application (Sellick Consultants 2023), cut and fill will exceed 1.5 metres at locations, generally toward the centre of the site and at its greatest of 3.5 metres to 4.0 metres near the Old Cooma Road boundary.	Yes. With suitable conditions of consent. Variation to cut and fill at locations considered satisfactory (on merit).	
	Geotechnical Assessment provided with the application (ACT Geotechnical Engineers 2022) considers the site earthworks.		
	The variation to cut and fill is considered satisfactory to support the development, including response to both site and surrounds. This includes providing for the basement-under croft parking, ensuring suitable site		

Co	ntrols	Response	Compliance
		levels, and providing for best responses to site surrounds including with streetscapes. Council development engineers (and/or other officers) have not objected to the cut and fill.	
		Recommended conditions of consent at Attachment A include a Construction Management Plan for excavated natural material through earthworks. In addition, recommended unexpected heritage and archaeological finds conditions.	
Se	ction C: Energy Efficiency		
7.1	6 Thermal Performance		
•	a) All dwellings within the Googong township are to comply with the relevant energy efficiency requirements of <i>State</i> <i>Environmental Planning Policy</i> ( <i>Building Sustainability Index:</i> <i>BASIX</i> ) 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.	The development provides for a BASIX certificate which identifies compliance with the BASIX SEPP. Recommended conditions of consent at Attachment A requires compliance with the BASIX.	Yes. With suitable conditions of consent.
7.1	7 Solar Access		
•	a) Buildings shall be sited and designed to maximise sunlight to north facing windows.	The scale, form and site planning provide best for solar access to main living areas and outdoor areas.	Yes. Variation to solar
•	b) Principal Private Open Space (PPOS) shall not have sunlight reduced to less than three hours between 9am and 3pm on 21 June.	Windows of habitable rooms address the sky/or an applicable outdoor area.	access for private open space at locations considered satisfactory (on
•	c) Living areas are to generally have a northern orientation and be directly accessible to principal private open space areas.	Some principle private open spaces (Blocks 1 and 5) will receive less than 3 hours of sunlight on June 21 between 9am	merit).
•	<ul> <li>d) Windows are to be protected from direct summer sun with appropriate shading devices such as hoods, eaves or louvers.</li> </ul>	would receive 6 hours of sunlight. In addition, the open spaces are orientated to the north and accessed from living areas (as per	
•	e) Windows to habitable rooms shall open to the sky or a verandah.	Control 7.14 Table 2 - Principal private open space on ground – minimum area). This area also complies with the height of building control under the QLEP 2012, accordingly is considered not	

Co	ntrols	Response	Compliance
		associated as a result of additional height. Accordingly, on balance solar access to these Blocks is considered appropriate, with adequate amenity provided, satisfying the intent of the control.	
		Type L and M have a multi- purpose area on the second floor. Type L will receive sunlight with a skylight to this area. Type M will receive sunlight from a window located further away. Advice from the applicant from their surveyor also notes that such is acceptable from a building code perspective, with Council's building surveyor providing no objection.	
		The townhouses have vertical blade elements, and other articulation elements, which would assist to provide some shading to windows at times of sun travel.	
7.1	8 Energy and Natural Ventilation	ı	
•	<ul> <li>Buildings shall be designed and orientated to take optimal advantage of passive solar access and prevailing breezes.</li> </ul>	The proposed development is designed to provide for cross flow ventilation with windows on opposite elevations.	Yes.
•	b) To reduce energy consumed by clothes drying machines, all dwellings are to be provided with secure, open air clothes drying facilities.	Solar photovoltaic panels are shown to roof areas. Outdoor drying areas are shown for outdoor spaces.	
•	<ul> <li>Where feasible make use of solar energy and solar hot water.</li> </ul>		
•	<ul> <li>Ventilation of residential buildings can be achieved by permanent openings, windows, doors or other devices.</li> </ul>		
7.1	9 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.	The development provides for a waste management areas to accommodate recycling, non-recycling and space for food and garden organics.	Yes. With suitable conditions of consent.
	Storage areas shall have an easily cleaned all weather surface.	onsite waste collection for truck accessed from Trenerry Crescent.	
•	<ul> <li>b) Storage areas shall be located so that:</li> </ul>	The waste management areas and approach are deemed acceptable by Council's waste officer with	

Controls	Response	Compliance
<ol> <li>MGBs are not visible from public view and located behind the building setback.</li> </ol>	recommended conditions of consent at Attachment A.	
<ul> <li>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.</li> </ul>		
• c) On any collection day residents will be required to wheel two full MGBs 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.		
<ul> <li>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 MGBs 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.</li> </ul>		
• 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.		
<ul> <li>Floors shall be a minimum 100mm reinforced concrete graded to drain to the outside.</li> </ul>		
<ul> <li>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.</li> </ul>		
<ul><li>iv. The opening shall be provided with a gate or roller style door. In larger developments a personal access door may also</li></ul>		

Co	ntrols	Response	Compliance
	be required to allow occupiers ease of access to the storage area.		
	<ul> <li>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.</li> </ul>		
	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.		
•	<ul> <li>A graded wash down point connected to the sewer is permitted in the floor of roofed storage areas.</li> </ul>		
•	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.		
7.2	0 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.	The development would connect to the Googong reticulated water supply system, support water conservation. The development will include water saving measures, as satisfied through the BASIX certificate.	Yes.
•	b) Development applications for new developments are required to include a Water Management Statement. This is a statement that summarises proposed water management measures and expected performance levels		

Co	ntrols	Response	Compliance
	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.		
7.2	1 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.	The development application includes details in the Civil Drawings for Stormwater Management, including connection to the Googong reticulated water supply system. Stormwater has been reviewed by Council development engineer and is deemed acceptable with the recommended conditions of consent at Attachment A.	Yes. With suitable conditions of consent.
•	<ul> <li>b) The stormwater discharge for development sites shall not exceed the 5 year ARI storm event.</li> <li>Typically an onsite stormwater detention system will be required to reduce the velocity of stormwater discharge.</li> </ul>		
•	<ul> <li>c) Stormwater should be gravity drained to Council's drainage system, which may require inter- allotment drainage.</li> </ul>		
•	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		

Co	ntrols	Response	Compliance
	discharge of stormwater through their properties to reach Council's drainage system nor do they have objection to the creation of necessary easements over the pipelines.		
•	f) If an easement is necessary over downstream properties this must be created prior to the development consent becoming active, that is, deferred commencement consent would be issued in such cases where an easement is outstanding.		
•	g) The collection and pumping of stormwater upslope shall be limited to on-site stormwater harvesting and the pump out of underground car parks to provide discharge to the street gutter or stormwater system.		
PA	RT 8 ENVIRONMENTAL MANAGI	EMENT	
8.2	Solis and Salinity		
•	a) All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. Soil and Water Management Plans, prepared in accordance with <i>Managing Urban</i> <i>Stormwater – Soils and</i> <i>Construction (NSW Department of</i> <i>Housing 3rd Edition March 2004</i> ('The Blue Book') are to be submitted with each subdivision development application.	Erosion and sediment control measures are shown on the Civil Drawing package provided with the DA. Recommended conditions of consent at Attachment A requires erosion and sediment controls.	Yes. With suitable conditions of consent.
•	b) All sediment and erosion controls are to be installed prior to the commencement of any construction works and maintained throughout the course of construction until disturbed areas have been revegetated/established.		
•	c) Unless provided at the neighbourhood structure plan stage each subdivision application is to be accompanied by a salinity report prepared by a suitably qualified consultant, reporting on the conditions of the site, the impact of the proposed subdivision on the		

Co	ntrols	Response	Compliance
	saline land, the mitigation measures that will be required during the course of construction and a requirement that the consultant signs off the project upon completion of works. Investigations and sampling for salinity are to be conducted in accordance with the requirements of Site Investigations for Urban Salinity (DNR).		
8.3	Cut and Fill		
•	a) Excavation and fill on building sites shall be limited to a max of 1.5m. Greater depth may be considered by Council, if within the building envelope, suitably retained and/or stabilised and not visible from the street.	Cut and fill is associated with the development. As noted earlier under 7.14 - Table 2 <i>Earthworks</i> , cut and fill will exceed 1.5 metres at locations generally toward the centre of the site and to the Old Cooma Road boundary.	Yes. Variation to cut and fill at locations considered satisfactory (on
•	b) Development applications are to identify the extent of proposed cut and/or fill land and provide justification for the proposed changes to the land levels.	All cut and fill work is contained within the site boundary. Engineering Plans and Geotechnical Assessments consider the cut and fill.	merit).
•	<li>c) The maximum height of retaining walls is to be 1.0m.</li>	The cut and fill will provide for the site to be suitable for the proposed	
•	d) Where terraced walls are proposed the minimum distance between each step is 0.5m.	accommodating the basement- under croft parking.	
•	e) A variation to the retaining wall heights can be considered with supporting justification and concurrence of the adjoining neighbours. Walls over 1.0m in height are to be designed/certified by a structural engineer.	(and/or other officers) have not objected to the proposed cut and fill. Overall the cut and fill, including with the proposed variation to the 1.5 m control, support the development to be best integrated	
•	(f) Batters are to be limited to a maximum gradient of 1 vertical: 4 horizontal.	as demonstrated by the architectural and landscape plans. This includes reducing visual	
•	(g) Proposed cut or fill in the vicinity of sewer and stormwater mains must comply with Council's <i>Development Adjacent to Water,</i> <i>Sewer and Stormwater Mains</i> <i>Policy.</i>	Impact of the basement-under croft parking from most primary streetscapes such as Old Cooma Road and Wellsvale Drive. Retaining walls are provided at locations, however, these would be designed as landscaped elements, appropriately finished. These are not greater in height of 1 metre (for example, between 500mm or slightly greater to Edward Drive/Wellsvale Drive intersection). Retaining walls are also located	

Co	ontrols	Response	Compliance
		elsewhere in the township, so not out of context.	
8.4	Stormwater Management and	Flooding	
•	a) All Development Applications shall include a Stormwater Drainage Analysis, addressing the management of water quality and quantity (having regard to all contributing catchments and downstream water bodies), for the range of storm events from the 1 Year ARI to the 100 Year ARI storm event and addressing the objectives of WSUD.	As noted above, the development application includes details for Stormwater Management, including connection to the Googong reticulated water supply system. Stormwater has been reviewed by the Council development engineer and is deemed appropriate with suitable conditions of consent recommended at Attachment A.	Yes. With suitable conditions of consent.
•	b) Existing natural drainage lines shall form part of a stormwater and runoff drainage management system utilising soil conservation measures (including detention basins and/or wetlands) to alleviate stormwater peaks and retain sediments and pollutants.		
•	c) Stormwater management strategies shall be adopted to maximise the efficient use of land and facilitate adequate allocation of land for these purposes.		
•	<ul> <li>d) Stormwater management strategies shall be developed and implemented in a manner which addresses potential salinity hazards.</li> </ul>		
•	e) Stormwater treatments are to be designed to meet the minimum level of performance which is a reduction in the stormwater peak run off flows to predevelopment levels for the range of storms from the 1 year ARI to the 100 year ARI event.		
•	f) Stormwater management design is to maintain the existing hydrological regime for stream forming flows, with respect to peak flows and duration of flow.		
•	<ul> <li>g) WSUD elements shall be incorporated into the design of all development.</li> </ul>		

## Attachment C - Design Compliance Tables

### PPSSTH-206 - DA.2022.1615 at 20 Edward Drive, Googong NSW 2620

Co	ntrols	Response	Compliance
•	h) A Development Application shall include a WSUD assessment that addresses:		
	i. The relevant site characteristics and constraints.		
	<li>ii. Stormwater management strategies, including treatment measures, reuse and maintenance requirements.</li>		
	<li>iii. A rationale for the proposed strategies.</li>		
	iv. Evidence of stormwater modelling is to accompany all development applications for all proposed development except those for less than 10 dwellings.		
8.5	Bushfire Management		
•	a) A Bushfire Threat Assessment report must form part of all development applications for lands identified as 'bush fire prone' on the Bush Fire Prone Lands Maps. This assessment is to be prepared in accordance with <i>"Planning for Bushfire Protection"</i> , by the Rural Fire Service and Planning NSW, and specify the mitigation and other measures required to comply with those Guidelines.	N/A. The development is not identified as bushfire prone.	N/A.
•	b) Assessment of bushfire threat must examine impacts on the proposed development from fire both on and approaching the site. It must also include an evaluation of the capacity of the existing road network serving the site to accommodate traffic in emergency situations, and consider emergency vehicle access to those parts of the site fronting a potential bushfire source.		
•	c) Preparation of an assessment of threat from bushfire should include reference to:		
	i. NSW Rural Fire Service (RFS) – Planning for Bushfire Protection 2019.		
	<li>ii. AS 3959 Construction of buildings in bushfire-prone areas.</li>		

Co	ntrols	Response	Compliance
	iii. Consultation with Council.		
•	d) The recommendations of the Assessment report must be incorporated into the design of the proposed development. That design may require further amendment based on additional conditions which may be imposed by the approving authority (normally Council or the RFS).		
•	e) Subject to detailed design at development application stage, the location and widths of APZs are to be provided generally as follows:		
	<ul> <li>Are to be located wholly within the development site.</li> </ul>		
	ii. May incorporate roads.		
	iii. Are to be maintained in accordance with <i>the Planning</i> <i>for Bushfire Protection 2019</i> ( <i>RFS</i> ).		
	iv. Are to be generally bounded by a perimeter fire trail/road that is linked to the public road system at regular intervals in accordance with <i>Planning for</i> <i>Bushfire Protection</i> .		
•	f) Reticulated water is to meet the standards contained within Planning for Bushfire Protection 2019. Water supply is to be via a ring main system, engineered to the requirements of Australian Standard 2419.1-1994 Fire Hydrant Installations.		
•	<ul> <li>g) Dwellings adjacent to APZs are to be constructed in accordance with the requirements of Appendix 3 of Planning for Bushfire Protection 2019 and AS 3959 - Construction of Building in Bushfire Prone Areas.</li> </ul>		
8.6	6 Aboriginal Heritage		-
•	a) Areas containing potential indigenous sites are identified at	This was dealt with at the earlier and separate subdivision stages.	Yes. Suitable conditions of consent.
	the Archaeological (Indigenous & European) Map contained within Appendix 2. Development shall not proceed within these areas without appropriate investigation and	Earthworks have occurred on the site as part of that subdivision process to establish the development plot.	
		Further earthworks are however proposed (Cut and Fill).	

Co	ntrols	Response	Compliance
•	<ul> <li>consultation with the relevant local Aboriginal groups.</li> <li>b) The investigations are to identify, where required, conservation zones for the protection and management of archaeological deposits. A Plan of Management is to be prepared to address the ongoing protection and management of the archaeological deposits.</li> <li>c) Any development application for development within these sites is to be accompanied by an Aboriginal Archaeological Report that is supported by the comments of the local Aboriginal groups.</li> </ul>	Accordingly, conditions of consent at Attachment A requires an unexpected finds process, if and where found.	
•	d) Where development impacts upon an identified Aboriginal site, Consent to Destroy Permits will need to be sought under Section 90 of the NSW Parks and Wildlife Act 1974.		
8.7	Z European Archaeological Heri	tage	
•	<ul> <li>a) Elements of European archaeological heritage significance are shown on Archaeological (Indigenous &amp; European) map in Appendix 2.</li> <li>Prior to any development that affects these elements a detailed assessment of heritage significance (Heritage Impact Statement) is to be undertaken which addresses the significance assessment criteria contained in the <i>NSW Heritage Manual</i>.</li> <li>b) An applicant is to demonstrate to Council how any proposed development that affects the identified elements responds to any identified archaeological constraints. If any relics are to be retained in situ, an applicant is to outline with the development application all management measures to ensure ongoing protection of the relics.</li> </ul>	This was dealt with at the earlier and separate subdivision stages. Earthworks have occurred on the site as part of that subdivision process to establish the development plot. Further earthworks are however proposed (Cut and Fill). Accordingly, conditions of consent at Attachment A requires an unexpected finds process, if and where found.	Yes. Suitable conditions of consent.
8.8	Tree Retention and Biodiversi	ty	
•	a) Development must provide filter and protection strips to natural drainage lines, watercourses,	This was dealt with at the earlier separate subdivision stage.	Yes. Suitable conditions of consent.

Co	ntrols	Response	Compliance
	streams, foreshores of constructed drainage corridors, riparian habitat strips and exclusion zones for preserving vulnerable and/or significant remnant vegetation and species.	The site is largely cleared as part of that subdivision process to establish the development plot. Ecological advice prepared by Capital Ecology submitted by the applicant confirms that the development is not ansumbared by	
•	b) All high recovery potential vegetation is to be retained within open space. The moderate recovery potential vegetation is to be retained, where possible, within open space but may be retained within private lots.	terrestrial biodiversity matters. Erosion and sediment control measures are shown on the Civil Drawing package provided with the DA. Recommended conditions of consent at Attachment A requires	
•	c) Existing significant trees, in particular large hollow bearing trees and remnant are to be retained wherever possible within development sites, public and community parks, streetscapes and riparian corridors.	erosion and sediment controls.	
•	<ul> <li>d) Native vegetation (canopy level) shall be provided, where possible within pocket parks, riparian corridors and street verges. Details of any planting shall be provided within a detailed Landscape Plan submitted at development application stage.</li> </ul>		
•	e) Where development is located within or close to a known biodiversity corridor fencing shall be sympathetic to the passage of native fauna.		
•	f) Development must provide temporary tree/vegetation protection measures prior to any clearing works.		
•	g) Erosion and sediment controls during and after construction should have minimal impact on watercourses and remnant bushland.		
•	h) Where required by Council, subdivision development applications are to be accompanied by a Weed Management Plan that identifies weed control measures during and after development.		
•	i) Trees selected for retention at subdivision stage must be carefully considered to ensure that retained trees do not later adversely impact		

Co	ontrols	Response	Compliance
	on development on those subdivided lots.		
8.9	Land Contamination Managen	nent	
•	a) Development applications for development in Areas of Environmental Concern (AEC) as identified within Appendix 2 shall be accompanied by a Stage 2 Detailed Site Investigation prepared in accordance with Council's Policy – Management of Contaminated Lands. A Remediation Action Plan (RAP) will be required for areas identified as contaminated land in the Stage 2 Site Investigation.	Earthworks have occurred on the site as part of that subdivision process to establish the development plot. The site is located within the area of Neighbourhood 2 Site Audit Report titled <i>Site Audit Report for SAS 289R, Googong Township Neighbourhood 2 (NH2) – Development Stages 6A, 6B, 7, 8A, 8B, 9A, 9B, 10, 11, 15 and Open Space Area.</i> The accompanying Site Audit	Yes.
•	b) When redevelopment is proposed on a site where Council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (e.g. residential, education, public recreation facility etc), Council may request a Stage 1 Preliminary Site Contamination Investigation.	Statement Number 289R prepared by Ron Harwood (Harwood Environmental Consultants) advises that the land described as Lot 601 to 641 DP 1281684 (which the site is Lot 601 in DP 1281684) in Googong NSW is suitable for residential, supporting the development as acceptable.	
•	c) All investigation, reporting and identified remediation works must be in accordance with the protocols of Council's Policy – Management of Contaminated Lands, the NSW Office of Environment and Heritage (OEH) Guidelines for Consultants Reporting on Contaminated Sites and State Environmental Planning Policy (Resilience and Hazards) 2021.		
•	d) Prior to granting development consent, Council must be satisfied that the site is suitable, or can be made suitable for the proposed use. Remediation works identified in any RAP will require Council consent prior to the works commencing.		
•	e) Council may require a Site Audit Statement (SAS) (issued by an OEH Accredited Site Auditor) where remediation works have been undertaken to confirm that a site is suitable for the proposed use.		

Co	ntrols	Response	Compliance
8.1	0 Odour		
•	<ul> <li>a) If an odour impact assessment was not prepared as part of the Neighbourhood Structure Plan stage any residential development within 400m of the proposed or operating sewerage treatment plant is to be accompanied by a <i>Level 3</i> Odour Impact Assessment (using the dispersion-modelling program CALPUFF) to verify the actual nuisance levels of odour generated by the sewerage treatment plant. The assessment is to be undertaken in accordance with the DECCW "Approved Methods for modelling and assessment of air pollutants in NSW" 2005.</li> <li>b) Any land identified by the odour Level 3 study as being within a nominated separation distance shall not be developed until it can be demonstrated to Council that changes to the operation of the</li> </ul>	The development site is not within 400 metres of the Googong Sewage Treatment Plan.	N/A.
	resulted in removal of the odour source.		
8.1	1 Construction Waste	<u> </u>	<u> </u>
•	a) A Waste Management Plan must be provided for all development requiring construction works on site. The level of detail in the plan will reflect the scale of development being undertaken but will generally include details of:	The DA provides for measures for some construction waste management within the civil plans set. Recommended conditions of consent at Attachment A requires appropriate construction waste	Yes. Suitable conditions of consent.
	i. type of waste to be generated.	management.	
	<li>ii. How waste is to be stored and treated on site.</li>		
	iii. How and where residual material is to be disposed.		
•	b) The Waste Management Plan must be accompanied by drawings with specific details showing:		
	<ul> <li>On site sorting and storage areas.</li> </ul>		
	ii. Access for collection vehicles.		
	iii. Vegetation to be removed or retained.		

Co	ntrols	Response	Compliance
•	<ul> <li>c) The Waste Management Plan must optimise recycling to reduce waste to landfill.</li> </ul>		
8.1	2 Landfill/Earthworks		
•	<ul> <li>Adequate justification of the need for landfill to be deposited on a site must be provided.</li> </ul>	As noted earlier, earthworks including cut and fill is proposed, to establish the development.	Yes. Suitable conditions of consent.
•	b) The type and origin of landfill material being used must be detailed. Landfill activity must only be undertaken using VENM such as clay, gravel, sand, soil and rock only must be used for land filling activities.	been provided which detail such, with Council development engineer (and/or other officers) providing no objection. Recommended conditions of consent at Attachment A include a	
•	c) Material that is mixed with any other type of waste which has been excavated from areas of land contaminated with human made chemicals as a result of industrial, commercial, mining or agricultural activities or which contains sulphidic ores or soils must not be used for landfill.	Construction Waste Management Plan. In addition, recommended unexpected heritage and archaeological finds conditions.	
•	<ul> <li>Council may approve the addition of selected crushed inert materials to VENM for specific landfill activities.</li> </ul>		
•	e) A scaled plan must be provided demonstrating the location of any existing features on the property such as drainage lines and infrastructure, vegetation, roads, etc.		
•	f) A site plan prepared by a registered surveyor must be submitted demonstrating the existing levels of the property and proposed levels of the landfill.		
•	g) The extent of the fill including location, depth, direction and gradient slope of the surface and batter slopes must be clearly demonstrated on a plan.		
•	<ul> <li>h) Landfill must not adversely affect the natural flow of drainage or runoff.</li> </ul>		
8.1	3 Development near Googong D	am Foreshores	
An Co	applicant is to demonstrate to uncil that:	N/A. The site is not located near the Googong Dam foreshore.	

Controls	Response	Compliance
• a) The building and associated infrastructure envelope identified for each existing or proposed lot are appropriate having regard to the land capability and the objective of this clause.		
• b) The development incorporates an appropriate management regime relating to stormwater run- off, bushfire control, vegetation clearing, access provision, fencing controls, recreational uses, feral animal and weed control, management of grazing, keeping of animals and landscaping with indigenous species.		

Co	ontrols	Response	Compliance
Qu	Queanbeyan Development Control Plan 2012		
Re	levant sections of the DCP, that have	been adopted into the Googong DCF	P, are assessed below.
PA	RT 1 ABOUT THIS DEVELOPME	NT CONTROL PLAN	
1.8	8 Public Notification of a Develo	opment Application	
Public Notification of a Development Application		The Development Application has been notified in accordance with the relevant Council Policy, with zero (0) submissions received.	Yes.
PA	ART 2 ALL ZONES		
2.2	2 Car Parking		
2.2	2.2 Objectives for Car Parking		
•	<ol> <li>Car parking is to be provided on-site which will cater for the increased demand brought about by the development of the site.</li> <li>Adequate car parking for people with disabilities.</li> <li>The provision of car parking which is functional, safe and attractive.</li> <li>Functional loading and unloading facilities are provided to cater for the development of the site.</li> <li>The construction of car parking areas, service areas and associated areas to be in accordance with good engineering practice.</li> </ol>	Parking is provided per the requirements of the Googong DCP. It includes areas for loading and unloading as well as waste collection by larger vehicles. Accessible spaces are provided, including within adaptable / accessible housing. Traffic volumes per road and intersection performance are confirmed acceptable by the traffic and parking impact study (STC Consulting 2023), and parking is designed per relevant requirements and standards. Car parking is therefore considered overall satisfactory. The Council development engineer is satisfied overall with the parking and access arrangements, including in response to amendments (including those from the Local Development Traffic Committee).	Yes.
2.2	2.6 Controls for Car Parking		
Ok	ojectives		
•	<ol> <li>To ensure the appropriate number of car spaces is provided for the development types.</li> <li>To ensure the appropriate design of car parking spaces and areas.</li> </ol>	Number of parking spaces is appropriate and satisfies the Googong DCP requirements, as noted above. The traffic and parking impact study (STC Consulting 2023) notes parking areas are appropriately designed, including in accordance with relevant standards of AS 2890.	Yes.

Controls	Response	Compliance
2.2.7 Basement Parking		
Where Basement parking is provided the access ramp to the car parking area shall provide for either two-way access or separate access ramps shall be provided for:	Basement – under croft parking is suitably designed, as discussed in detail above under the Googong DCP section and within the	Yes. Variation to parking
<ul> <li>1) access into the basement car park and</li> <li>2) exit from the basement car</li> </ul>	is also considered appropriate to the project, based on the Traffic and Impact Study (STC Consulting 2023).	satisfactory (on merit).
park Basement parking areas are to be located directly under building footprints to maximise opportunities for deep soil areas unless the structure can be designed to support mature plants and deep root plants. Along active frontages, basement parking must be located fully below the level of the footpath. Basement parking should be contained wholly beneath the ground level along public streets. Where this cannot be achieved due to topography, the parking level must protrude no more than 1.2 m above ground level. Underground car parking shall be naturally ventilated where possible and	The basement component to Old Cooma Road is generally concealed to streets. The under- croft component does become above ground level and greater than 1.2 metres in locations to Trenerry Crescent near the basement – under croft entrance (up to 3 metres), however overall the parking is well integrated and has landscaping in front (including areas of deep soil), therefore of low visual affect. From Wellsvale Drive it reads as part of the façade and below 1.2 metres, also of low visual affect. Within the site under Block 9 it is more open (albeit screened with a metal mesh screen there). Other	
shall be less than 1m above existing ground level. Ventilation grills or screening devices of car park openings are to be integrated into the overall façade and landscape design of the development.	Blocks 7 and 11 conceal it behind habitable areas of Blocks so would not be seen. Accordingly, the parking design is suitable and therefore appropriate to the development, and	
Constructed to preclude entry of floodwater at the Flood Planning Level. Additional requirement for basement levels to implement a failsafe means of evacuation, and a pump-out system to remove flood waters.	considered to meet the intent of the controls notwithstanding the variation to the 1.2 metre height control above the ground level to Trenerry Crescent. Natural ventilation can be suitably	
All basement/underground car parks shall be designed to enter and leave the site in a forward direction.	open (with metal mesh screening) under Block 9.	
All sites shall have underground car parking and be fitted with a security door. Basement garage doors shall not tilt/swing or open in an outward direction.	The basement parking is fitted with a security door as shown by the plans.	
2.2.8 Design of service vehicle area	IS	

Co	ntrols	Response	Compliance
Ob	jectives		
•	1) To ensure service vehicle areas are appropriately designed for the vehicles using the area.	The development includes an on- site area for waste vehicle access (to collect waste), which has been demonstrated to be designed in accordance with requirements per the plans and information submitted.	Yes.
		The service vehicle area is therefore considered suitable.	
2.2	.9.1 Access requirements		
Ob	jectives		
•	1) To ensure appropriate access to developments and car parking facilities.	Suitable direct access is provided to the basement under-croft parking area, and private laneways provide access to garage parking. Swept path / access analysis is within the Traffic and Impact Study (STC Consulting 2023) and engineering plans (Sellick Consultants 2023). Council Engineering review has provided no objection subject to recommended conditions of consent at Attachment A.	Yes. With suitable conditions of consent.
2.2	.9.2 Safety Considerations		
Ob	jectives		
•	1) Public safety is the main consideration when planning the location of access to a development. The location of access depends on the type of frontage road, sight distance, intersections, and potential conflicts.	Vehicle access is appropriate, located not from Old Cooma Road or Wellsvale Drive which are main access roads, rather from Trenerry Crescent and Candish Street which are less busier. The drawings have been reviewed by the applicants traffic consultant (Traffic and Impact Parking Study STC Consulting 2023) and engineering consultant for waste vehicle (engineering plans - Sellick Consultants 2023). Council Engineering review has provided no objection.	Yes.
2.2	.9.3 Sight Distance		
Ob	jectives		
•	<ol> <li>Access driveways need to be located so as to obtain minimum sight distance.</li> <li>It is necessary that any vehicle</li> </ol>	The access driveways are appropriately located including from intersections and aligned for sight distances and would provide	Yes.
	entering or leaving the driveway is	ior visible vehicle egress and entry.	

Co	ntrols	Response	Compliance
	visible to approaching vehicles and pedestrians.		
2.2	.9.4 Proximity to intersections		
Ob	jectives		
•	1) Access must be provided a safe distance from intersections to ensure the safety of all road users.	The driveways are suitably located and clearly designated so that road usage would remain safe including intersections (driveways are more than 6 metres away from an intersection).	Yes.
		The drawings have been reviewed by the applicants traffic consultant (Traffic and Impact Parking Study STC Consulting 2023). Council engineering review has provided no objection.	
2.2	.10 Design of Access Driveways		
2.2	.10.1 General Design Principles		
Ob	jectives		
•	1) These general design principles are to be followed when planning access driveways for developments to avoid adverse impacts on users of the access driveways and the road.	The drawings have been reviewed by the applicants traffic consultant (Traffic and Impact Parking Study STC Consulting 2023), and also engineering consultant for waste vehicles (engineering plans - Sellick Consultants 2023). Council engineering review has provided no objection.	Yes.
2.2	.10.6 Design of Internal Roads a	associated with Car Park Areas	•
Ob	jectives		
•	1) To ensure internal roads are designed to appropriately allow for traffic, both vehicle and pedestrian, to move around the development safely.	The internal private laneway design, whilst not a public road, is considered appropriate and satisfactory to service the development, supporting efficient and safe access to garages. There is also designated pedestrian accessways, separated from the private laneways for cars, therefore promoting pedestrian safety.	Yes.
2.2	.12 Parking Area Design		
Ob	jectives		
•	1) To ensure parking areas are designed in accordance with the relevant standard.	Parking areas are designed in accordance with relevant Australian Standards, as noted by the Traffic and Parking Impact Study (STC Consulting 2023).	Yes. With suitable conditions of consent.

Co	ontrols	Response	Compliance
		Swept path / access analysis provided with the Traffic and Parking Impact Study (STC Consulting 2023) confirms access arrangements are suitable for vehicle access and movement. Council engineering review has provided no objection subject to recommended conditions of consent at Attachment A.	
2.2	2.14 Service Vehicle Areas		
2.2	2.14.1 General Design Principles	Γ	Γ
Ob	ojectives		
•	1) The principles of design for service vehicle areas are similar to those for car parking areas with the exception that consideration must be given to the larger sizes of service vehicles and the types of goods being loaded/unloaded. However, it is not possible to specify dimensions which may be suitable for all service vehicles, because of the range of vehicles used in this respect. A service area may have to be designed to meet certain requirements which are peculiar to the vehicles or to the operations to be performed within the service area.	As noted above, the development includes a waste collection area on site, which would provide for a waste collection vehicle. The applicants Engineering Consultant (Sellick Consultants 2023) notes this is appropriately designed, with swept path /access analysis confirming useability in the submitted engineering plans. Council engineering review has provided no objection.	Yes.
2.2	2.17 Bicycle Parking		•
Ob	jectives		
•	<ol> <li>To ensure provision of Bicycle Parking facilities in accordance with the relevant standard.</li> </ol>	The development incorporates bicycle parking which accords with the DCP requirement.	Yes.
2.3	Environmental Management		
2.3	3.2 Objectives		
•	1) Facilitate the development of building design excellence appropriate to a regional city.	The development is designed to incorporate sustainable design measures such as connection to the Googong reticulated water	Yes. Suitable conditions of consent (compliance with BASIX)
•	2) Ensure environmental impacts of new development are managed in a sustainable and economical way.	supply, provision for photovoltaic devices on the roof, outdoor drying areas, suitable design and level for solar access, and cross flow	
•	3) Ensure a healthy environment.	ventilation. Adequate waste	
•	4) Provide an adequate and renewable supply of resources.	Recommended conditions of consent at Attachment A requires	

Co	ntrols	Response	Compliance
•	5) Ensure application, where appropriate, of the BASIX or Building Code of Australia energy efficiency provisions.	compliance with BASIX certificate. In addition, conditions of consent require a final site construction management plan and erosion and sediment controls. These are considered both appropriate to manage impacts during construction to the environment.	
		This is site is confirmed to be not encumbered by terrestrial and riparian biodiversity by ecology advice provided by the applicant. These issues were also considered at earlier separate subdivision that created the development plot.	
2.3	.3 Energy Efficiency and Conser	vation	
Ob	jectives		
The the and end pro occ em sup	e ability of development to optimise rmal performance, thermal comfort d day lighting will contribute to the ergy efficiency of the building, wide increased amenity to cupants and reduce greenhouse issions and, with them, the cost of oplying energy.	The development provides for a range of sustainable design measures, as noted above, and includes a BASIX certificate. Recommended conditions of consent at Attachment A requires compliance with the BASIX certificate.	Yes. Suitable of conditions.
•	<ol> <li>To reduce the necessity for mechanical heating and cooling.</li> </ol>		
•	2) To minimise greenhouse gas emissions.		
•	3) The use of natural climatic advantages of cooling summer breezes, and exposure to unobstructed winter sun.		
2.3	.4 Water Conservation		
Ob	jectives		
•	1) New development will be required to implement water saving measures to ensure efficient best practice management of water resources.	As noted above, the development provides for a BASIX certificate. In addition, will connect to the Googong reticulated water supply, a climate resilience initiative.	Yes.
•	2) New development design can contribute to environmental sustainability by integrating measures for improved water quality, efficiency of use and utilisation of alternate water supplies by integrating water use efficiency and water collection into a building.	On-site landscaping would support to capture water for gardens. Accordingly, acceptable.	

Co	ntrols	Response	Compliance
•	3) To reduce per capita mains consumption of potable water.		
•	<ol> <li>To harvest rainwater for use and reduce urban stormwater runoff.</li> </ol>		
•	5) To reduce wastewater discharge.		
•	<ol> <li>To reuse wastewater where appropriate.</li> </ol>		
•	7) To safeguard the environment by improving the quality of water runoff and to mimic pre- development flows where appropriate.		
2.3	5.5 Waste and Recycling		
Ob	jectives		
•	1) To minimise waste generation and disposal to landfill with careful source separation, reuse and recycling.	As noted earlier the development includes waste and recycling measures, therefore appropriate.	Yes.
•	2) To minimise the generation of waste through design, material selection, building and best waste management practices.		
•	3) To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development as well as the ongoing generation of waste.		
•	<ol> <li>To ensure efficient storage and collection of waste and quality design of facilities.</li> </ol>		
2.3	6.6 Noise and Vibration	-	
Ob	jectives		
•	1) To ensure development provides for effective management of noise and vibration through effective siting, building design, materials and layout, construction and engineering techniques, operational management.	An acoustic assessment of the development confirms it is acceptable with respect to noise from its surrounding environment.	Yes. Suitable conditions of consent.
•	2) Where a proposed development includes an activity which may generate unreasonable noise or which may be affected by an existing noise source, an acoustic study is to be undertaken		

Co	ntrols	Response	Compliance
	to establish noise levels and provide a mitigation strategy demonstrating the measures to be taken to effectively mitigate noise.		
•	3) Noise sensitive developments such as dwellings should be designed to reasonably protect the proposed development from noise sources such as arterial roads, entertainment venues and the like.		
2.4	Contaminated Land Managem	lent	
2.4	.2 Objectives		
•	1) Enable Council to more adequately identify record and manage known and potentially contaminated land.	The site is located within the area of Neighbourhood 2 Site Audit Report titled <i>Site Audit Report for</i> <i>SAS 289R, Googong Township</i>	Yes.
•	2) Provide direction for Council in the gathering and assessment of information in relation to previous land use activities that may have resulted in contamination.	Neighbourhood 2 (NH2) – Development Stages 6A, 6B, 7, 8A, 8B, 9A, 9B, 10, 11, 15 and Open Space Area. The accompanying Site Audit Statement Number 289R prepared	
•	3) Assist Council in the discharge of its functions and responsibilities in relation to existing and potential land contamination with reasonable care and due diligence to minimise potential risk to both public health and the environment.	by Ron Harwood (Harwood Environmental Consultants) advises that the land described as Lot 601 to 641 DP 1281684 (which the site is Lot 601 in DP 1281684) in Googong NSW is suitable for residential, supporting the development as accentable	
•	4) Inform the community, particularly those interested or involved in the planning and development process, of Council's procedures relating to existing or potential land contamination.		
•	5) Ensure that all stakeholders are aware of their responsibilities for the ongoing management of contaminated land.		
2.5 Flood Management			
2.5	5.3 Objectives		
•	<ol> <li>To reduce the impact of flooding and flood liability on individual owners and occupiers, and to reduce private and public losses resulting from flooding.</li> </ol>	The site is not in an area identified with flood risk. In addition, adequate stormwater management measures are proposed including drainage modelling which demonstrates compliance	Yes.
•	2) To encourage construction and development which is		

Controls		Response	Compliance
	compatible with the flood risk of the area.		
•	3) To ensure that buildings and other structures built in flood liable areas are designed and constructed to withstand the likely stresses of the 100yr flood.		
•	<ol> <li>To minimise the flood risk to life and property associated with the use of land.</li> </ol>		
•	5) To allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change.		
•	6) To avoid significant adverse impacts on flood behaviour and the environment.		
2.6	Landscaping		
2.6	3.3 Objectives		
•	<ol> <li>Landscape plans to reflect good quality design and construction works to be of a high standard and in accordance with approved plans.</li> </ol>	The development includes suitable site landscaping. Landscape plans prepared by a landscape architect have been prepared that shows an attractive landscaping response.	Yes.
<ul> <li>2) Landscape consultants and landscaping contractors, accredited by Council, to prepare plans and implement landscaping works.</li> </ul>		Landscaping is well integrated with the site, and provides a mix of planting types, masonry, stone and other features to provide an attractive setting as well soften the	
•	3) Landscape design to be considered in association with proposed works, building and subdivision design as early as possible.	The landscape will also enhance living amenity on the site for residential, embellishing communal	
•	4) A living and working environment which is pleasant and safe to all people.	soil areas are proposed along street boundary, and tree coverage will be some 35% of the site area.	
•	5) The guidelines to establish a framework for Council accredited landscape consultants to prepare landscape plans.		
•	6) The guidelines to establish a framework for Council accredited landscape contractors to implement landscaping works.		
•	<ol> <li>The guidelines to set out requirements for consultants and</li> </ol>		

Co	ntrols	Response	Compliance
	contractors to register with Council.		
•	8) The guidelines for suspension, removal and withdrawal of consultants and contractors from registration with Council.		
2.7	Erosion and Sediment Contro	1	
2.7	.1 Introduction		
<ul> <li>Sedimentation from development sites is a major pollutant for watercourses and drainage systems, causing significant environmental damage as it results in phosphorous, micro-organisms, and chemicals polluting waterways. It is therefore imperative to ensure that when a site is developed appropriate measures are implemented to prevent loss of sediment and to rehabilitate the site through interim and long term measures. To this end one of two kinds of plans is to be submitted with all development applications which require disturbance to soil:</li> <li>An Erosion and Sediment Control Plan; or</li> <li>A Soil and Water Management</li> </ul>		The development includes erosion and sediment control measures per the Civil Drawings submitted with the DA. Recommended conditions of consent at Attachment A requires erosion and sediment controls supporting downstream waters protection.	Yes. Suitable conditions of consent.
2.9	Safe Design		
2.9	.2 Objectives		
•	<ol> <li>To afford maximum casual surveillance of developments from the street and other public areas, and, of the street or public areas from those developments.</li> <li>To control access to</li> </ol>	The development is suitable designed to provide for a safe environment. This including with entries provided with clear sight lines. Windows, including those of upper floor, provide surveillance to streets and private laneways	Yes.
	developments through appropriate physical barriers - thereby increasing the effort required to commit a crime.	Lighting is provided to public area. All parking is secure. The development would enhance	
• 3) To ensure that there is a sense of ownership for both public and private development by the legitimate users of this space.		location, through its design with active frontages, therefore enhancing broader safety of the locality.	
•	4) To ensure that areas have the appearance of being well cared for and 'defended' as a cared for environment can reduce the		

Controls	Response	Compliance
committal of crime and the fear of crime.		

### LOW RISE HOUSING DIVERSITY GUIDE

Objective	Design Criteria	Comment				
PART 2.4 MULT						
2.4A Building Envelopes						
The building height is consistent with the desired scale and character of the	Where no LEP Height: Maximum building heig Maximum number of s	ght = 9 metres; toreys = 2 (above a basement; and	Satisfactory to QLEP 2012, including where varied.			
street and locality and provides an acceptable impact on the amenity of adjoining	Maximum height of bui property = 5.4 met	ilding at the rear 40% of the res.	CI 4.3 of the QLEP 2012 provides a maximum building height of 12 metres and 8.5 metres.			
properties.			Development largely complies, with exception of contravention to the 8.5 metres Height of Building control with roof form of Blocks 7, 9 and 11.			
			The contravention is considered acceptable on review of the applicant Cl 4.6 request to vary the Height of Building Control (Cl 4.3 of the QLEP 2012).			
			Resulting building scale is considered satisfactory against the character of street and locality, and does result in an unacceptable amenity on adjoining properties or broader area.			
			Refer to Assessment Report.			
The development	DCP controls front set	Satisfactory to				
setback from the front boundary or	Where the DCP does n secondary roads the fo	not contain setback controls for ollowing apply:	(Googong DCP), including where			
public space that:	Lot Area (m^2)	Setback				
Defines the street edae:	>900 - 1500	2 metres	⊢ront setbacks are considered			
9-,	>1500	5 metres	responsive to the			
		1]	streetscape, create			

# Attachment C - Design Compliance Tables

### PPSSTH-206 - DA.2022.1615 at 20 Edward Drive, Googong NSW 2620

Objective	Design Criteria	Comment	
PART 2.4 MULT	I DWELLING HOUSING		
PART 2.4MULTCreates a clear threshold and transition from public to private space;Assists in achieving visual privacy to ground floor dwellings from the street;Contributes to the streetscape character and landscape; and	Setback from classified road = 9 metres. Setback from public reserve = 3 metres.	a consistent building line, provide open space areas and will result in an acceptable streetscape outcome.	
Relates to the existing streetscape and setback pattern or the desired future streetscape pattern if different to the existing.			
The development provides side boundary setbacks that reflect the character and form intent of the area where is characterised by the separation of buildings.	Where the DCP does not contain side setback controls the side setback is 1.5 metres. Development that is 10 metres behind the front building line and greater than 4.5 metres above ground level (existing) – (s = h – 3m).	Satisfactory to Googong DCP. Adequate separation between property boundaries is achieved through the site being separated by streets and reservations.	
The development provides a rear boundary setback that provides opportunity to retain and protect or establish significant landscape trees in deep planting areas.	Refer to the DCP for rear setbacks or envelope controls. Where the DCP does not contain rear setback controls the rear setback is 6 metres. The setback to a lane is 0 metres.	Satisfactory to Googong DCP. Old Cooma Road considered the rear setback, and development is designed so it makes a suitable address with such including open space areas.	

Objective	Design Criteria					Comment	
PART 2.4 MULT	2.4 MULTI DWELLING HOUSING						
To ensure that the bulk and scale is	If not stated in LEP or DCP, FSR = 50% of lot area.					Satisfactory to Googong DCP.	
appropriate for the context, minimises impacts on surrounding properties and allows for articulation of the built form.						No FSR in QLEP 2012. However, bulk and scale is considered appropriate, and site coverage is 45% below the DCP requirement of maximum 50%.	
2.4C Landscaped	Area						
To provide	Where no LE	EP require	ment:			Satisfactory to	
opportunities for	Minimum landscaped area = 30%.						
the retention of existing and provision of new	The minimur landscaped	m dimension area calcu	d in the	requirement. However, the site			
vegetation that: Contributes to biodiversity;	be landscap	dscaped area.				areas per the DCP requirements so considered acceptable	
Enhances tree canopy; and						Site coverage is	
Minimises urban runoff.						Googong DCP requirement of maximum 50%.	
						Areas forward of the building line/s are landscaped including providing private open space at locations.	
Landscape design supports healthy	Minimum soil standards for plant sizes are provided in accordance with the Table below.					Satisfactory to intent.	
growth and provides sufficient space for the	Tree Size	Height	Spread	Min Soil Area	Min Soil Depth	Adequate landscape details are provided which	
growth of medium sized trees.	Large trees	>12m	>8m	10 x 10m	1.2m	planting and landscaping is considered overall	

Objective	Design Criteria						Comment
PART 2.4 MULT	I DWELLING						
	Medium trees 1.0m		8 -		4 - 8m	6 x 6m	satisfactory to Googong DCP.
	Small trees	5-8m	<4	m	3.5 x 3.5m	0.8m	provided along frontages
	Shrubs					0.5 - 0.6m	planting to streets. Permeable planting
	Ground cover					0.3 - 0.45m	areas are also provided.
	Turf					0.2m	
	If the DCP d size or spec	oes not sp ies the foll	ecify owin	/ tree p g is to	blanting of a be provided	i particular d:	
	Front			Rear			
	1 tree with height primary setback than 3r	n mature of 5m if / road k is greate n.	ər	1 tre m he	e with ature eight of 8m	1.	
Retain existing natural features of the site that contribute to neighbourhood character and reduce visual and privacy impacts on existing neighbouring dwellings.Mature trees are to be retained, particularly those along the boundary, (except those where approval is granted by Council for their removal). Landscape features including trees and rock outcrops are retained where they contribute to the streetscape character or are located within the rear setback.			No mature trees or features on the site, as it is modified land for a development plot.				
Landscape design contributes to a	ign The landscape plan is to provide for a combination of tree planting - for shade, mid height shrubs, lawn and ground covers.		nation of lawn and	Satisfactory to intent.			
place and creates a microclimate.	The landsca overall numb the region.	he landscape plan indicates that at least 50% of the verall number of trees and shrubs are species native to ne region.					Landscape plan provides a mix of species, scales and types and supports microclimate, and an overall an attractive place.
2.4D Local Character and Context							
The built form, articulation and scale relates to the local character of the area and the context.			Satisfactory to intent. The Statement of Environmental Effects (Amended) provided with the development application outlines how the				

Objective	Design Criteria	Comment						
PART 2.4 MULT	I DWELLING HOUSING							
		development would satisfy the Googong Master Plan and Structure Plan NH2, and considered satisfactory against both.						
2.4E Public Domain Interface								
Provide activation and passive surveillance to the public streets.	The front door of each dwelling is directly visible from the street. Each dwelling has a habitable room that faces the street or public space.	Front entries are visible. Windows of townhouses will provide surveillance to within and out of the site.						
Front fences and walls do not dominate the public domain instead they respond to and compliment the context and character of the area (including internal streets).	Private courtyards within the front setback are only located within the articulation zones and/or behind the required front building line. Front fences are visually permeable (no more than 50% of the allowable fence area will be solid masonry, timber or metal), have an average height no greater than 1.2 metres, have a consistent character with other front fences in the street, and are not to be constructed of solid metal panels or unfinished timber palings. High solid walls are only used to shield a dwelling from the noise of classified roads. They have a maximum height of 2.1 metres and setback minimum of 1.5 metres. Landscape planting essential with a mature height of minimum of 1.5 metres. Retaining walls greater than 600mm within the front setback are to be softened by planting for a minimum depth of 600mm on the low side of the retaining wall.	Satisfactory to intent. Some private outdoor spaces are located in front of the building line (however, behind fencing), which is considered acceptable. They are north facing and accessible from a living area, as per the Googong DCP. Front fence design will include solid and permeable elements. At some locations front fencing (Blocks 3 and 4) do exceed the 1.2 metres height per the Googong DCP due to retaining walls. However, this is appropriate as it is a result of retaining walls. Entries and windows are still visible from the street, and slatted materials provide modulation. No high solid walls						

Objective	Design Criteria	Comment
PART 2.4 MULT	I DWELLING HOUSING	
		Retaining walls are integrated landscaped elements, and generally at around 500mm (or slightly higher). Retaining walls are provided elsewhere in the township, therefore considered appropriate contextually.
The secondary frontage of a development positively contributes to the public domain by providing an active edge and semi-transparency to the boundary treatment	<ul> <li>Where development adjoins public parks, open space or bushland, or is a corner site, the design positively addresses this interface using:</li> <li>Habitable room windows facing the public domain; or</li> <li>Street access; or</li> <li>Paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space; or</li> <li>Walls fronting the public spaces are to have openings not less than 25% of the surface area of the wall.</li> </ul>	The development provides for a suitable address to all street frontages.
2.4F Pedestrian an	d Vehicle Circulation	
Internal vehicle and pedestrian circulation should function like a street, minimise the dominance of the driveway, and minimise impact on habitable spaces.	<ul> <li>Vehicle circulation and parking complies with AS 2890.1.</li> <li>Dwellings are to be connected by new internal streets and lanes which are overlooked by windows from habitable rooms and/or private open space.</li> <li>Where new streets or lanes are created:</li> <li>lanes – shared or pedestrian surfaces with a width of common area including landscape, minimum 6 metres; and</li> <li>streets – width of common area including landscape, minimum 12 metres.</li> <li>Where less than 20 car spaces are provided reduce carriageway width to 3.5 metres, with passing areas as required by AS 2890.1.</li> <li>Internal vehicle circulation must be at least 1 metre setback from fences and other dwellings, at least 2.5 metres setback from a window in a habitable room if the window exceeds 1m<sup>2</sup>; and the setbacks should contain plants to soften edges.</li> <li>Terminate driveways and streets with trees, open space or the window of a dwelling - not a garage or car space.</li> </ul>	Satisfactory to intent. Vehicular circulation is satisfactory and to AS 2890. Swept path analysis shows suitable access and circulation. New internal driveways (laneways) are proposed, which would be suitably overlooked by the upper level of townhouses. No habitable spaces are to laneways so therefore acceptable. Laneway width is suitable to provide access and will not dominate the site.

Objective	Design Criteria	Comment
PART 2.4 MULT	I DWELLING HOUSING	
	Where on street parking is currently available in front of the development, the proposed driveways are located so that at least one car space remains.	Laneways suitably terminate with landscape areas or
	Car parking not associated with a dwelling must be setback from a fence or another dwelling is to be at least 1 metre, setback from a habitable room window is to be at least 3 metres if the window exceeds 1m <sup>2</sup> , the setbacks should contain plants.	views out of the site. Laneways are permeable, as
	Maximum length of a dead-end laneway is 40 metres, and minimum width between structures is 6 metres.	pedestrian access in/out can be provided at the ends.
Provide safe, connected environment for	Provide safe shared spaces for vehicles, cyclists and pedestrians by including measures that reduce vehicle speeds	Satisfactory to intent.
pedestrians.	Pedestrian paths that are separated from an internal	Spaces are suitably designed to provide
	road or lane by a kerb or landscaped area are to be provided where there are more than 20 dwellings.	for safe pedestrian connectivity and
	Where pedestrian circulation is separated from vehicle circulation the paths are still to function like streets with pavement at least 1.5 metres wide, clearly identifiable dwelling entrances and clear lines of sight to create a logible and safe petwork	site.
		Clear sight of lines is provided.
	Roads and pedestrian spaces are to have lighting designed in accordance with AS 1158.3.1 that avoids	Dwelling entrances can be identified at locations.
	light spill into private spaces.	Internal areas have suitable lighting.
Visual and	Basement car parking not to protrude more than 1 metre	Satisfactory.
impacts of car	car park.	A basement-under croft car park is
parking are minimised.	Basement car park entrances to have a maximum width of 3.5 metres where there are less than 10 dwellings being serviced by the car park.	provided for Blocks 7, 8, 9, 10, 11 and 12. It is below
	The maximum height of the car park entry is to be 2.7 metres.	ground (basement) to Old Cooma Road frontage, becoming
	Where driveways are adjacent a tree, it is either outside the drip line or complies with the recommendations in a report prepared by a qualified arborist.	an under croft and above ground level at locations (including greater than 1 metre, near the entrance on Trenerry Crescent, where it is approximately up to 3 metres). This form responds to site slope with Old Cooma Road higher and the site

Objective	Design Criteria	Comment
PART 2.4 MULT	I DWELLING HOUSING	
		including with cut and fill process. It is, however, enclosed within the design of the respective townhouse Blocks, therefore concealed and visual impact minimised, with the most presence to Trenerry Crescent, being the vehicle entrance. Therefore considered appropriate against the criteria.
		Basement entry would not create visual impacts to the streetscape and does not dominate façade of Blocks 12/11.
		Garage parking is appropriately designed.
2.4G Orientation, S	Siting and Subdivision	
To ensure that the development site area will have	The minimum lot size for carrying out multi-dwelling housing is: The minimum dimensions for multi dwelling housing	Satisfactory to QLEP and Googong DCP.
sufficient area for the dwelling, vehicle access, landscaping, parking and amenity and are consistent with the desired future character of the area.	<ul> <li>specified in an environmental planning instrument or DCP that applies to the land; or</li> <li>If an environmental planning instrument or DCP does not specify a minimum lot dimension - 600m<sup>2</sup> and width measured at the building line of 20 metres.</li> </ul>	The development is per the minimum lot size of the LEP/DCP of 330m <sup>2</sup> , being 20,990m <sup>2</sup> and provides sufficient land area for the development.
The development responds to the	Each dwelling is to have a frontage to an existing public street or new pedestrian or vehicle street or lane.	Satisfactory to intent.
respects the privacy of adjoining single dwelling houses.	The frontage measured at the building line is to be at least 5 metres. Dwellings should be orientated away from side boundaries and towards the front and rear of the lot or towards new internal streets.	The dwellings respond to the surrounding streetscapes, with building active frontages and attractive open space areas.
Objective	Design Criteria	Comment
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PART 2.4 MULT	I DWELLING HOUSING	
		Dwellings also front internal laneways at locations, providing opportunities for visual surveillance, including from windows from the upper storeys of townhouses.
Reasonable solar access is provided to the living rooms and private open spaces of adjoining dwellings.	A window that is more than 3 metres from the boundary to a living room of an adjoining dwelling is to receive more than 3 hours of direct sunlight between 9am and 3pm on the winter solstice (June 21). If the window currently receives less than 3 hours - direct sunlight is not reduced. Where the location of the living room of an adjoining dwelling cannot be verified, the proposed development is accommodated within a building envelope defined by a 35° plane springing from 3.6 metres above the boundary.	Satisfactory to intent. The development is concluded to provide for overall reasonable internal solar access, as per DCP requirements, including where varied. Refer to Assessment Report.
The development responds to the natural landform of the site, reducing the visual impact and avoiding large amounts of cut and fill and minimise the impacts of retaining walls.	Unless a dwelling is over a basement, the ground floor is not more than 1.3 metres above ground level, and no more than 1 metre below ground level. Dwellings are located to step with the topography.	Satisfactory to intent. The development requires cut and fill to support site establishment, including the basement-under croft parking area. Some townhouses in Block 12 will appear to be located above the ground level, however, located on a basement, especially on secondary streets of Wellsvale Drive and Trenerry Crescent. However, does connect to Old Cooma Road at ground level. Some retaining walls are proposed, however, would be integrated with landscape, and retaining walls are

Objective	Design Criteria	Comment
PART 2.4 MULT	I DWELLING HOUSING	
		Googong township so not out of context. The cut and fill are considered appropriate to support the site development.
		Refer to Assessment Report.
Independent services and utilities are available to service each lot.	All lots must have access to reticulated water and sewer, electricity, telecommunications, and where available gas.	The development would be adequately serviced by utilities and infrastructure.
To minimise impacts to	Basement car parking should not be provided within the setbacks described in 2.4A.	Satisfactory to intent.
vegetation on adjoining properties and allow for vegetation within the setbacks.		The development would not impact on vegetation in adjoining properties and setbacks provide for landscaping.
Provide adequate space between	The minimum separation between two or more buildings containing dwellings on the same lot is 3 metres.	Satisfactory to intent.
buildings to allow for landscape, provide visual separation, reduce visual bulk and daylight access between buildings.	Provide a break of 3 metres between buildings more than 45 metres long.	There is adequate space between buildings to permit landscape, visual separation, and reduce visual bulk and provide daylight access. Block lengths generally comply with the Googong DCP, with the exception of one Block (Block 2) by 2.7 metres, however, this variation is considered acceptable as it supports accessible housing and considered not to create impacts.
2.4H Solar and Day	/light Access	

Objective	Design Criteria	Comment		
PART 2.4 MULT	I DWELLING HOUSING			
To optimise sunlight received	The living room or private open space in each dwelling is to receive a minimum of 2 hours direct sunlight between	Satisfactory to intent.		
to habitable rooms and private open spaces. Solar access enables passive solar heating in winter and provides a healthy indoor environment.		The development is satisfactory against overall Googong DCP solar and daylight access requirements, including where varied.		
		Refer to Assessment Report.		
To provide good	Daylight may not be borrowed from other rooms, except	As above.		
suited to the function of the	No part of a habitable room is to be more than 8 metres from a window.	It is noted that Type L and M have a multi-purpose style		
room and to minimise reliance on artificial lighting	No part of a kitchen work surface is to be more than 6 metres from a window or skylight.	area on the upper floor that would be		
and improve amenity.	Courtyards are to be fully open to the sky and have a minimum dimension of one-third of the perimeter wall height, an area of 4m <sup>2</sup> .	serviced by a skylight (L) or access to a window (M). Council's Building Surveyor		
	habitable room.	does not object to this.		
		Type H has an area on the upper floor also with such. This is shown as a stair landing/circulation on plans. Where not adapted to accessible housing this would not be provided with access to light, however, deemed appropriate noting it is not marked as multi-purpose area.		
2.4I Natural Ventilation				
All habitable rooms are naturally ventilated.	Natural ventilation is available to each habitable room. Each dwelling is to be naturally cross ventilated.	Cross ventilation is provided/available to the dwellings through its design.		
2.4J Ceiling Heigh	t			
Ceiling height achieves sufficient natural ventilation	Minimum ceiling heights are 2.7 metres to ground floor habitable rooms and upper level living rooms, and 2.4 metres to upper level habitable rooms.	Satisfactory to intent.		

Objective	Design Criteria			Comment
PART 2.4 MULT	I DWELLING HOUS	SING		
and daylight access and provides spatial quality.				Block 1, Block 2 and Block 5 have dwellings with ground floor ceiling heights less than 2.7 metres (around 2.5 metres), however, the upper floor is greater than 2.4 metres.
				Remainder of blocks are at 2.7 metres or greater for the ground floor.
				On balance, noting the size of the dwellings exceeding minimum requirements below, and that sufficient natural ventilation and daylight access is provided, it is considered that ceiling heights are acceptable and appropriate.
2.4K Dwelling Size	and Layout			
The dwelling has a sufficient area to	Dwellings are required to have the following minimum internal floor areas:		The dwelling sizes are satisfactory:	
of rooms are	1 bed	65m²		2 bedrooms:
functional, well	2 bed	90m²		greater;
provide a high	3+ bed	115m <sup>2</sup>		3 bedrooms:
standard of amenity.	The minimum internal areas outlined above only contain one bathroom. The minimum area of each additional bathroom is $5m^2$ added onto the minimum dwelling area.		130sqm and greater; and 4 bedrooms:	
	Kitchens should no as a hallway.	ot be part of a circu	lation space such	150sqm and greater.
Room sizes are appropriately sized for the	One bedroom has a minimum area of 10m <sup>2</sup> excluding space for a wardrobe.		Satisfactory to intent.	
intended purpose and number of	Bedrooms have a minimum dimension of 3 metres in any direction (excluding wardrobe space).		Rooms are appropriately sized	
occupants.	Combined living an minimum area of:	nd dining rooms are	e to have a	flexibility in furniture layout and therefore
	1 and 2 bed	24m <sup>2</sup>	-	support different living arrangements.
	3+ bed	28m²		

Objective	Design Criteria		Comment
PART 2.4 MULT	I DWELLING HOUSING	ì	
	Living room or lounge r width of 4 metres (exclu	ooms are to have a minimum uding fixtures).	
2.4L Principal Priv	ate Open Spaces		•
Dwellings provide appropriately sized private open space and balconies to enhance residential amenity.	The area of principal pr each dwelling is at leas of 5 metres. Provide a consolidated minimum dimension of	rivate open space provided for at 45m <sup>2</sup> with a minimum dimension paved area of 12m <sup>2</sup> with 3 metres.	The development generally provides for private open space areas that achieves the Googong DCP requirement of at least 24m <sup>2</sup> , including combining areas, therefore satisfactory.
Principal private open space and	The principal private op front building line.	pen space is located behind the	Satisfactory to intent.
balconies are appropriately located to enhance liveability for residents.	front building line. The principal private open space is to be located adjacent to the living room, dining room or kitchen to extend the living space. 8m <sup>2</sup> of the private open space should be covered to provide shade and protection from rain.		The private open space areas are appropriately located. Some are in front of the building line, however, this responds to Googong DCP requirements to have north facing private open space and private open space accessible from living areas, accordingly appropriate.
2.4M Storage	1		
Adequate, well designed storage is provided in each dwelling	In addition to storage in kitchens and bedrooms, the following storage with a minimum dimension of 500mm is provided:		Satisfactory to intent. The dwelling
caon awening.	1 bed	6m <sup>3</sup>	includes a storage
	2 bed	8m³	dwellings (located
	3+ bed	10m <sup>3</sup>	under the stairs). In
	At least 50% of the req inside the dwelling. Storage not located in a allocated to specific dw	uired storage is to be located dwellings is secure and clearly rellings if in a common area.	addition, those provided with garages can also use areas of these for storage.

Objective	Design Criteria			Comment
PART 2.4 MULT	I DWELLING HOU	I DWELLING HOUSING		
2.4N Car and Bicy	cle Parking			
Car parking is provided appropriate for the scale of the development.	Car parking is to dwelling housing If there is no rate per dwelling. Visitor parking is contains more tha dwellings. Car parking spac	be provided at the rate req within the DCP that applies in the DCP - 1 space is to to be provided where the c an 5 dwellings. Provide 1 s es and circulation are to co	uired for multi s to the land. be provided development pace per 5	Car parking is in accordance with the DCP, with 273 spaces provided (256 required). Visitor parking is also proposed of 24 spaces, also in accordance with
	2890.1:2004.			Googong DCP. Spaces and circulation deemed acceptable.
Parking facilities are provided for	Covered space is of at least 1 bicyc	to be provided for the sec le per dwelling.	ure storage	Satisfactory to intent.
bicycles.				Bicycle storage is provided on site.
				Bicycle can also be provided in car parking areas.
Visual and environmental	Basement car pa metre above finis	rking is not to protrude mo hed ground level except at	re than 1 the entrance	Satisfactory to intent.
parking and garages do not	to the car park. The maximum dimensions of any basement car park entry is to be 2.7 metres high by 3.5 metres wide. Where a driveway is adjacent an existing tree, it is either outside the drip line or complies with the recommendations in a report prepared by a qualified arborist.		Basement-under croft parking is integrated with the building/block form of Blocks 11/12, 9/10 and 7/8 therefore of low	
dominate the streetscape and have an appropriate scale relationship with				
the dwelling.	The setback of a parallel road is to	car space from a primary, be at least:	secondary or	Protrusion does occur above 1
	Setback of dwelling from road	Maximum width of garage door openings	metre, however is most visible Trenerry Crese at the car park entrance area	metre, however, this is most visible to Trenerry Crescent at the car park entrance area and
	>4.5m	1m behind the building line		therefore appropriate against the design criteria
	<4.2m	5.5m		The access to the
	The maximum width of all garage doors facing a primary or secondary road:		basement is integrated with the	
	Lot width	Maximum width of garage door		Block 11/12.
	12m – 15m	openings	-	level where
		5.2111	provided are	provided are

Objective	Design Criteria		Comment	
PART 2.4 MULT	I DWELLING HOUS	ING		
	>15m - 20m 6 >20m - 25m 9 >25m 1	im 0.2m 2m		considered to respond to the scale of the townhouses therefore appropriate.
2.40 Visual Privac	у			
The separation of windows and terraces, decks and balconies within a site and to adjoining existing	Orientate living room windows, primary private open space to the street or rear. At least one window for each habitable room is provided without the need for a privacy screen. A privacy screen is required when:		Satisfactory to intent and Googong DCP. Living rooms and private open space are located to	
provide a degree	Distance from Boundary	Finished floor level above ground level		address building frontages, including
of visual privacy	<3m	1 – 3m		streets.
reliance on fixed screening.	<6m Distance from Boundary	>3m Finished floor level above ground level	Screening devices are largely avoide except where the dwellings are less than 9 metres	Screening devices are largely avoided except where the
	<3m	1 – 3m		dwellings are less
	<6m	>3m		separated per the
	A privacy screen is required at the edge of that part of a terrace, deck, balcony or verandah that is parallel or faces towards a side or rear boundary:           Distance from         Finished floor level           Description         Second device			Googong DCP. Here the screening devices include use of frosted glass or off-setting windows, accordingly
	Boulluary			variation considered
	<5m	5111 3m		appropriate.
	Distance from	Finished floor level		
	Boundary	above ground level		
	<3m	1 – 2m		
	<6m	>2m		
Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.	Where privacy scre must not cover part minimum daylight o ventilation.	ens are provided to window of the window required to r r solar access requirements	<i>i</i> s, they neet the s or restrict	Satisfactory to intent. The development is designed as best to minimise overlooking and provide privacy and maximise access to light and air. Where dwellings could overlook due to distance, these are suitably mitigated through screening devices.
air and balance outlook and views from habitable rooms and private open space. 2.4P Acoustic Priv	acy			provide privacy and maximise access light and air. Whe dwellings could overlook due to distance, these and suitably mitigated through screening devices.

Objective	Design Criteria	Comment	
PART 2.4 MULT	I DWELLING HOUSING		
PART 2.4 MULT Noise transfer is minimised through the siting of buildings and building layout.	Electrical, mechanical, hydraulic and air conditioning equipment is housed so that it does not create an 'offensive noise' as defined in the <i>Protection of the</i> <i>Environment Operations Act 1997</i> either within or at the boundaries of any property at any time of the day.	Satisfactory to intent. Conditions of consent require that mechanical ventilation and plant associated with the development is suitably confirmed prior to occupation to be in accordance with recommended acoustic standards of the EPA's <i>Noise</i> <i>for Industry Policy</i> (2017) to ensure appropriate acoustic amenity during	
		operation.	
2.4Q Noise and Po	llution		
Ensure outside noise levels are controlled to	Any development within the 20 ANEF contour is to be constructed to comply with AS 2021:2015 Acoustics – Aircraft Noise Intrusion.	Satisfactory to intent. The acoustic report	
in living and bedrooms of dwellings.	Dwellings that are within 100 metres of a classified road or 80 metres from a rail corridor are to have LAeq measures are not exceeding:	confirms that the development would not have unacceptable amenity associated	
	In any bedroom: 35dB(A) between 2200 – 0700;		
	Anywhere else in the building (other than a kitchen, garage, bathroom or hallway): 40dB(A) at any time.	with noise.	
	This can be achieved by:		
	A full noise assessment prepared by a qualified acoustic engineer.		
	Complying with relevant noise control treatment for sleeping areas and other habitable rooms in Appendix C of <i>Draft Guide to Infrastructure</i> <i>Development Near Rail Corridors Busy Roads</i> .		
2.3R Architectural	Form and Roof Design		
The architectural form is defined by a balanced composition of elements. It responds to internal layouts and desirable elements in the streetscape.	Provide in the Design Verification Statement a description as to how the architectural form reduces the visual bulk and responds and provides a cohesive design response.	Satisfactory to intent. Architectural form is well modulated, responsive to the multi dwelling housing type, yet providing for a contemporary form with variations in blocks to reduce	

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PART 2.4 MULT	I DWELLING HOUSING	
		bulk and provided visual interests in streetscapes.
The roof treatments are integrated into the building design and positively respond to the street.	The roof design is integrated harmoniously with the overall building form. Skylights and ventilation systems are integrated into the roof design.	Roof design integrates with the overall building form including skylights.
2.4S Visual Appea	rance and Articulation	
To promote well designed buildings of high architectural quality that contribute to the local character.	Provide in the Design Verification Statement a description as to how the aesthetics and articulation contribute to the character of the local area. Note: Refer to Section 3 for guidance. The development may have a primary road articulation zone that extends up to 1.5 metres forward of the minimum required setback from the primary road. The following elements can be located in the articulation zone: An entry feature or portico; A balcony, deck, pergola, terrace or verandah; A window box treatment; A bay window or similar feature; An awning or other feature over a window; A sun shading feature; or An eave.	Satisfactory to intent. The development is considered well designed. It includes articulation design elements. The design would provide a contemporary response to the character of Googong Township with a mix of materials and finishes, landscaping, roof forms and muted colour tones.
2.4T Pools and De	tached Development	
The location of the swimming pools and spas minimise the impacts of adjoining properties.	Swimming pools and spas are to have a maximum height above ground level (existing): At the water line – 1.2 metres, At the top of the coping – 1.4 metres, and Where the coping is more than 300mm wide – 600mm. Swimming pools and spas are to be located in the rear yard with a minimum setback of 1 metre from any side or rear boundary. The swimming pool pump must be located in an enclosure that is sound proofed.	N/A.
The location of the detached development minimises the impacts of	Maximum height above ground level (existing) – 4.5 metres. A detached studio with a frontage to a rear lane or parallel road may have a height of 6 metres. Maximum floor area for each dwelling:	N/A.

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PART 2.4 MULT	I DWELLING HOUSING	i		
adjoining properties.	Generally: 45m <sup>2</sup> ; and			
	Detached studios: 36m	2.		
	Where the DCP does not contain setbacks for detached development, side setbacks are the same as for the dwelling except for the following:			
	Side setback: 0.9 metre	es; or		
	Side setback with wall metres, and adjoini boundary and build construction with ne	height less than 3.3 r ng lot building is <0.9 ing wall is of masonr o windows; or	metres: 0 9 metres from y	
	Side setback of detach 0 metres; or	ed studio with frontag	ge to a lane:	
	Side setback of detach lane:	ed studio without a fi	ontage to a	
	Lot Width at building line	Rear setback		
	0 – 18m	900mm		
	>18m	1.5m		
	Where the DCP does not contain setbacks for detached development, rear setbacks are:			
	Lot Area	Rear setback	]	
	0 – 900 sqm	900mm		
	>900-1500 sqm	1.5m	_	
	>1500 sqm	2.5m		
	The maximum floor lev pergola or terrace that side boundary is 0.6 m (existing).	el of a detached dec is less than 0.9 metro etres above ground l	k, patio, es from the evel	
2.4U Energy Effici	ency			
Development incorporates	Provide an outdoor area for clothes drying that can accommodate at least 16 lineal metres of clothesline for		Satisfactory to intent.	
environmental design.	each dweiling. Any clothes drying area and communal areas.	a should be screened	from public	Outdoor drying areas are provided to the dwellings.
				Cross ventilation is proposed.
				Photovoltaic cells are provided to the roof areas, harnessing solar energy.
2.4V Water Manag	ement and Conservation	on		

Objective	Design Criteria	Comment
PART 2.4 MULT	I DWELLING HOUSING	
Urban stormwater	A stormwater system is to:	Suitable stormwater
is treated on site before being discharged to receiving waters.	The system must:	system is proposed.
	Comply with requirements in the DCP that applies to the land; and	
	Be approved (if required) under s.68 of the <i>Local Government Act 1993</i> ).	
Flood management systems are integrated into site design.	Detention tanks are to be located under paved areas, driveways or in basements.	The site is not encumbered by flooding.
2.4W Waste Manag	gement	
Waste storage facilities meet the	Provide storage space for the type and number of bins designated in Council's waste policy (or DCP).	Waste storage and collection facilities
needs of the residents, are easy to use and access and	Where waste storage is provided in a communal area, access to this waste area is to be provided for all residents without crossing a private lot.	are satisfactory to Council's waste requirements (with recommended conditions of consent). This includes waste recycling, storage and collection. An on-site waste collection area is provided.
enable efficient collection of waste.	Where waste storage is provided in the basement car park, a maximum ramp gradient of 1:6 is to be provided to the waste collection point.	
	Where a rear lane has provision for waste collection trucks used by Council, the collection point is to be from the rear lane.	
	Despite any requirements in Council's waste policy, on- site waste vehicle access is not required where:	
	There are less than 20 dwellings; or	
	The development is Torrens title subdivided.	
	Where vehicle access is not provided to the site, any communal on-site collection point is to:	
	Be less than 10 metres from the street boundary;	
	Be located on a surface with a gradient less than 1:20;	
	Not require access through a security door or gate (unless this is permitted by Council's waste policy); and	
	Have path that connects the collection area to the street boundary with a gradient less than 1:8 and free of steps for the transfer of bins to the collection vehicle.	
	If the waste collection point is used for permanent storage of bins, it is to be screened from view from the public domain and any structure to have height no greater than 1.3 metres, if forward of the building line.	
Waste storage facilities are designed to	Storage areas for rubbish and recycling bins are to be provided:	Satisfactory to intent.

Objective	Design Criteria	Comment		
PART 2.4 MULT	I DWELLING HOUSING			
minimise impacts on the streetscape, building entry and amenity of residents.	<ul> <li>Within garages;</li> <li>In screened enclosure that is part of the overall building design; or</li> <li>In the basement car park.</li> <li>Communal waste areas are to be located at least 3 metres from any bedroom of living room window.</li> </ul>	Suitable waste storage facilities are proposed and appropriately located.		
2.4X Universal Design				
Universal design features are included in dwelling design to promote flexible housing for all community members.	All dwellings are to include the Liveable Housing Design Guideline's Silver level universal design features.	The accessibility report supports that the development can be designed to universal design requirements.		
2.4Y Communal A	reas and Open Space			
Adequate area for communal open space is provided that enhances residential amenity.	Where more than 10 dwellings are proposed a communal space with minimum area of 5% of the site area with a minimum dimension of 8 metres is to be provided for active communal open space. The active communal open space is at least 3 metres from a habitable room of a dwelling on the lot. The active communal open space is to receive at least 2 hours of direct sunlight between 9am and 3pm at the winter solstice (June 21) to 50% of the required area.	Satisfactory to intent. Communal open space areas are proposed, centrally located, and would be provided with acceptable amenity including surveillance. Communal open space area comprising 28% of the site area.		
Communal areas are designed to enhance residential amenity and maximise safety and connectivity to the dwelling and promote social interaction between residents.	Communal areas and open space are visible from habitable rooms and private open space while maintaining visual privacy. Where communal open space is provided, it has a direct connection to the internal street along the longest edge. Public through site links should have direct line of site between public streets.	Communal open space areas would enhance residential amenity and promote social interaction between residents.		
circulation spaces achieve good amenity with	Common circulation above ground. Provide lighting to common spaces.	are open to the sky, with amenity provided by overlooking from windows of		

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PART 2.4 MULTI DWELLING HOUSING		
access to daylight and ventilation.		townhouses. Lighting is suitably provided to these areas.