

DCP Assessment Table

The Development has been assessed against Queanbeyan DCP 2012, Parts 2 and 5.

Note: the relevant provisions of the DCP have been addressed.

Queanbeyan DCP 2012	Comment
Section 1.8 Public Notification of a Development Application Before considering a development application (this excludes complying development applications), Council will notify the proposal in accordance with the QPRC Engagement and Participation Plan adopted 27 November 2019.	Complies. Notified
Part 2 Sections 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8 and 2.9 1) Parking 2) Contaminated Land Management 3) Flood Management 4) Landscaping 5) Erosion and Sediment Control 6) Guidelines for Bushfire Prone Areas 7) Safe Design 8) Subdivision 9) Airspace Operations and Airport Noise 10) Tree and Vegetation Preservation	Complies
2.2 Car parking	Not applicable
2.3 Contaminated Land Management	Complies
2.4 Flood Management – satisfactory.	Condition requiring documents to satisfy stormwater events.
2.5 Landscaping	Complies
2.6 Erosion and Sediment Control	Complies
2.7 Guidelines for Bushfire Prone Areas	Complies. Refer discussion in Assessment Report
2.10 Subdivision	General Design addresses the zone and minimum lot size controls. There are two areas where the road verge will be unnecessarily wide which, while considered an undesirable urban design outcome, is a function of an anomaly in the relationship between the zone and lot size controls. Ordinarily this could be addressed via a clause 4.6 variation, however, in this case the clause does not apply due to the E zone. This is discussed in the Assessment Report and can be addressed through

Queanbeyan DCP 2012	Comment
	an amendment to the LEP at a later date.
Lot size and design	Complies
Flora and fauna	Complies. Refer BDAR and condition of consent
Natural hazards	Complies
Contamination	Complies
Stormwater management and drainage	Complies.
Aboriginal and European Heritage	Complies. Refer Cultural Heritage Assessment, GTAs and conditions to address local heritage
Roads, Traffic and access	Complies, see also Part 5 Subdivision below
Solar access and lot orientation	Complies. Built form will need to address orientation
Service provision	Complies
2.11 Airspace Operations and Airport Noise	Not applicable
2.12 Tree and Vegetation Management	Complies. Condition requiring the retention of an additional tree on lot 306.
Part 5 Rural Environmental and R5 Large Lot Residential zones	
5.1 General	Noted and complies
5.2 Subdivision	Complies. 5.2.1 Roads must be designed in accordance with Council Engineering Design Specification. The assessment by the Development Engineer found that the proposal includes variations to these requirements. The following comment has been provided from the Development Engineer.
Roads	
Flora and Fauna	
Cultural Heritage	
Bushfire Management	
5.3 Design Principles for subdivision	Complies. Refer earlier comment re managing zone and lot size anomalies 5.3(l) fencing – the DCP requires that stock proof fencing shall be provided to all boundaries. Given the urban residential nature of the subdivision, variation to this standard is considered acceptable.
5.4 Building setbacks and fencing, 5.5 Height, 5.6 Materials, 5.7 Erosion on building sites	Not applicable
5.8 Water supply	Complies
5.9 Waste Management	Complies
5.10 Internal Driveways	Not applicable