



# MULTI-UNIT DESIGN GUIDELINES



## LOT 3607 GOOGONG

June 2024



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# INTRODUCTION

These Multi Unit Design Guidelines apply to **Lot 3607 Googong**. They will form part of the sales contract for the lot.

The document is divided into five parts as follows:

**Part A** – General Information

**Part B** – Googong Design Approval Process

**Part C** – General Multi-Unit Design Guidelines

**Part D** – Site Specific Guidelines

**Part E** – Compliance Bond Requirements

Design Approval from the Googong Design Manager is required prior to applying for Development Approval. The mandatory Googong design approval process is detailed in Part B of this document.

For any questions regarding these Design Guidelines or the Design Approval process, please contact the Googong Design Manager on (02) 6230 0800.

# PART A - GENERAL INFORMATION

## A.1 THE URBAN CHARACTER OF GOOGONG

Googong is a master planned community with a permeable network of roads, paths and cycleways to create a more liveable township. The Googong Design Guidelines provide a robust set of design principles creating higher quality streetscapes and in turn a better neighbourhood. Open space links, tree lined streets and a structured approach to landscape design will help connect Googong common to the surrounding neighbourhoods creating a walkable and more environmentally sustainable Googong.

Googong's Neighbourhood centres provide opportunities for the community to engage within the Urban core areas and to enjoy the associated activities the centres provide. The centres are located within walking distance from the surrounding residential neighbourhoods, activating street frontages within the Township.

The town centre will become a vibrant residential, commercial and Community Hub with a rich fabric of built form made up of different housing typologies from low rise apartments, terraces to multi-unit style dwellings.

It will create a truly urban experience – with the ability to live within proximity to local shops and services with the Hilltop Reserve of Nangi Pimble rising to the South beyond.

Googong Town Centre has been planned to provide approximately 12,000m<sup>2</sup> – 15,000m<sup>2</sup> of retail and commercial space and will support a range of community, leisure and cultural uses as well as a wide range of residential accommodation including shop top housing, residential flat buildings and multi-unit housing.



## A.2 OPEN SPACES AT GOOGONG

The Googong vision is to create a high quality, sustainable landscape with a distinctive character and diverse range of open space areas and facilities for the enjoyment and wellbeing of Googong Township's residents. This vision is predicated on a fundamental understanding of the sites opportunities and constraints and reflects the following:

- Formation of attractive, legible, safe, functional and sustainable streetscapes that encourage reduced car dependency;
- Water sensitive urban design principles applied throughout the neighbourhood;
- Utilisation of recycled water to sustainably irrigate the open space system;
- The establishment of special places to meet, relax, play, recreate and learn about heritage and ecological processes;
- The 'Celebration of Water' through interpretive and sculptural elements;
- The promotion of active lifestyles and respect for the environment;
- Preservation of the sites unique natural features;
- Re-establishment of lost indigenous ecologies; revelation and celebration of histories and heritage; and
- To integrate the principles of the Googong Public Art Strategy into the design of open space components.





## A.3 ACCESS AND CIRCULATION

Googong will ensure a legible access system is established throughout the development that provides an elevated level of permeability and equitable access to that system for all.

Within the streets a network of bike lanes, bike paths and concrete footpaths establish an extensive circulation network for residents and visitors alike. In addition to this the open spaces of Googong will be fully connected to the street network via their own extensive networks of paths that will utilise concrete paths of varying widths and other more permeable surface finishes such as gravel / decomposed granite or bush tracks.





## A.4 STREETScape PRINCIPLES

The street planting at Googong is a combination of exotic and native trees species and dryland grass verges. The street planting reflects the status of a street within the street hierarchy and the planning of Googong. The main streetscape finishes proposed will be as follows:

### WELLSVALE DRIVE AND GORMAN DRIVE

These are the main avenues of Googong and link the whole township to the planned Town Centre, main entry off Old Cooma Road and the planned public and private schools at Googong. These streets will be defined by exotic trees, generous verges and sections of the roadways broken up by generous medians. In the case of Wellsvale Drive the median will be planted with exotic shrub and groundcover species. The median on Gorman Drive will be planted with Gum Trees and native shrub and understorey species to reinforce an evergreen spine running through Googong.

### TOWN CENTRE STREETS

The main streets will be defined by exotic tree species. Groundcover planting is to be used in combination with street furniture to create attractive streets with pockets of public seating and outdoor cafe areas. Safe pedestrian crossing points shall be highlighted using planting, kerbs, signage, furniture, level changes and line marking. Incidental and interpretive art elements will be included within the streetscape to reflect cultural themes, integrated into signage, paving and street furniture. Feature paving, bins, seating and cycle parking will also be provided.

### SUBURBAN STREETS

Within the residential areas, the planting has been zoned to create distinct character areas, with a combination of exotic / native and deciduous / evergreen species selected to ensure complimentary texture and form, provide summer shade, autumn colour and spring blossom. All street verges will be planted with dryland grass.



## A.5 OPEN SPACE

Within Googong it is proposed to establish a network of open space areas that vary in size, form and function and will provide a variety of recreational and sporting experiences for the future residents of Googong. Within Googong the main open spaces include:

- **Googong Common** – which includes 8 sports fields, indoor sports centre, tennis centre, outdoor netball hub, community gardens, regional playground, 4 local parks, an extensive circulation path network, barbeque facilities and associated furniture.
- **Googong's Main Entry (Old Cooma Road)** – which includes entry signage, sculpture, extensive tree planting and the establishment of bio-retention features that will aid in the filtering of Googong's stormwater flows.
- **Googong Town Centre** – the main commercial area of Googong will incorporate a large lake that will create a major entry statement as well as perform stormwater and flood mitigation requirements for the development. Adjacent to the lake will be the main Civic Plaza of Googong that will feature the Googong Community Centre, urban seating solutions to allow the community to take advantage of public events and concerts, a water play park, sculptural elements, tree planting and extensive paved areas to allow residents and visitors to take advantage of lakeside.
- **Nangi Pimble** – Googong's most prominent hill has been designed to ensure the retention of higher value trees.  
On the hilltop and surrounding the reservoirs, it is proposed to establish habitat suitable for the Glossy Black Cockatoo. This habitat will also act to screen the water tanks from residential areas below. Additional native tree planting is proposed to provide shade along the new pathways.
- **Aprasia Conservation Area** – over 30 hectares of area dedicated to the protection of the resident Pink Tailed Worm Lizard population.
- **Neighbourhood Parks** – there will be five neighbourhood parks of a minimum 1 hectare in size within each of the planned neighbourhoods of Googong. These parks will typically become the focal point for each neighbourhood and will include play equipment, public art, extensive path system, furniture, lighting, signage, BBQ facilities and planting.
- **Local Park Network** – across the five neighbourhoods of Googong there will be a network of local parks that will ensure residents and visitors to Googong will have access to wide variety of open space experiences within close proximity to their homes.

# PART B - GOOGONG DESIGN APPROVAL PROCESS

## B.1 GENERAL APPROVAL INFORMATION

Prior to submission of a development application with the Queanbeyan-Palerang Regional Council, all development proposals require formal approval from the Googong Design Manager. The below design approval process provides an outline of necessary steps required during the design process.

Following formal approval from the Googong Design Manager, all design proposals will require development approval through the Queanbeyan-Palerang Regional Council (QPRC). The development application will be assessed against the Googong Development Control Plan (DCP) as well as any other DCP's and Local Environment Plans that may be applicable to the site.

This site is suitable for medium density housing which can be approved under a variety of planning pathways as follows:

### **State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (SEPP)**

A New Low Rise Medium Density Code (Part 3B) has recently been included in the SEPP. Googong Township forms part of the area where the new code can be applied.

This will permit a development complying under the SEPP code to be approved by a private certifier including the ability to apply for strata subdivision (under Division 1 Part 6.1) or Torrens subdivision (under Division 2 Part 6.3).

GTPL recommends planning advice is sought if a CDC application is proposed.

### **Googong DCP Part 7**

Medium Density Housing can be approved under the Googong DCP as;

- Small Lot Housing - being integrated development resulting in a torrens subdivision with or without a community scheme; or
- Multi Dwelling Housing - with a strata subdivision.

Any development proposed on lot/s must comply with the applicable Googong Design Guidelines (this may include multi-unit guidelines, general residential guidelines etc depending on the proposed multi-unit or subdivision strategy for the lot).

It is strongly recommended that preliminary discussions with the Queanbeyan–Palering Regional Council be undertaken prior to commencement of designs in addition to a review of the Googong Development Control Plan and any other relevant QPRC planning documents.

## **B.2 GOOGONG MULTI-UNIT DESIGN APPROVAL PROCESS**

In order to ensure a smooth and timely approval process with the Googong Design Manager, the following design approval process is suggested. Please note that the below design approval process includes both recommended and mandatory approval processes. The process has been divided into 3 main stages:

1. Pre-Design Stage
2. Design Stage
3. Googong Design Manager Approval Stage

## 1. PRE- DESIGN STAGE

|         |  |  |
|---------|--|--|
| ITEM 01 | Contact Queanbeyan – Palerang Regional Council to obtain information relating to the development application approval process including obtaining all relevant DCP's, LEP's and any other necessary planning guidelines. |  |
| ITEM 02 | Contact Googong Design Manager to discuss any queries relating to the Multi-Unit Design Guidelines as well as obtain any relevant site information available.  |  |
| ITEM 03 | Review Googong Multi-Unit Design Guidelines as well as Googong Development Control Plan and any other necessary control plans from the Queanbeyan-Palerang Regional Council.   |  |

## 2. DESIGN STAGE

|         |  |                  |
|---------|--|------------------|
| ITEM 01 | Following completion of initial concept designs, arrange a concept design meeting with the Googong Design Manager. Provide the following concept plans to the Googong Design Manager prior to the concept design meeting: <ul style="list-style-type: none"> <li>- Site Concept Plan (including basic floor plans and setbacks)</li> <li>- Basic streetscape elevations and/or 3D images.</li> </ul> | <b>MANDATORY</b> |
| ITEM 02 | Attend concept design meeting to discuss the proposed design. The Googong Design Manager will provide feedback on the proposed design concepts.  | <b>MANDATORY</b> |
| ITEM 03 | Attend pre-lodgement meeting with Queanbeyan-Palerang Regional Council to obtain any feedback that they may have on the proposed concept designs.  |                  |

### 3. GOOGONG DESIGN MANAGER APPROVAL STAGE

|         |  |                  |
|---------|--|------------------|
| ITEM 01 | <p>Submit the below required set of drawings and information to the Googong Design Manager for approval prior to the submission of the development application with Queanbeyan-Palerang Regional Council. Information required to be submitted for Googong Approval includes:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Site Plan (1:200 scale)</li> <li><input type="checkbox"/> Floor Plans of all levels (1:100 scale)</li> <li><input type="checkbox"/> All Building Elevations (1:100 scale)</li> <li><input type="checkbox"/> Rear laneway garage/carport frontage elevations (1:100/1:200 scale)</li> <li><input type="checkbox"/> Streetscape Elevations including proposed materials / finishes (1:100 / 1:200 scale)</li> <li><input type="checkbox"/> Sections (1:100 scale)</li> <li><input type="checkbox"/> Roof Plans (1:100 scale)</li> <li><input type="checkbox"/> Landscape Plan (1:100 / 1:200 scale)</li> <li><input type="checkbox"/> Retaining Wall/Benching Plan (1:200 scale)</li> <li><input type="checkbox"/> Fencing Plan including all street frontage fence elevations with heights shown (1:200 scale)</li> <li><input type="checkbox"/> External Materials and Finishes Schedule</li> <li><input type="checkbox"/> Waste Enclosure Details (1:50 scale)</li> <li><input type="checkbox"/> Letterbox and Fencing Details</li> <li><input type="checkbox"/> Basix Energy Report for each dwelling</li> </ul> | <b>MANDATORY</b> |
| ITEM 02 | Obtain stamped approved drawings and signed Design Approval Checklist form (as below) from Googong Design Manager.   | <b>MANDATORY</b> |
| ITEM 03 | Submit Stamped approved drawings from Googong Design Manager to the Queanbeyan-Palerang Regional Council along with all other required development application information to obtain QPRC Approval.  | <b>MANDATORY</b> |



# B.3 GOOGONG MULTI-UNIT DESIGN APPROVAL CHECKLIST



Drawings and information requirements to be submitted to Googong Design Manager for approval prior to submission of a Development Application (DA)

- Site Plan (1:200 scale)
- Floor Plans of all levels (1:100 scale)
- All Building Elevations (1:100 scale)
- Rear laneway garage/carport frontage elevations  
(1:100/1:200 scale)
- Streetscape Elevations including proposed materials / finishes (1:100 / 1:200 scale)
- Sections (1:100 scale)
- Roof Plans (1:100 scale)
- Landscape Plan (1:100 / 1:200 scale)
- Retaining Wall/Benching Plan (1:200 scale)
- Fencing Plan including all street frontage fence elevations with heights (1:200 scale)
- External Materials and Finishes Schedule
- Waste Enclosure Details (1:50 scale)
- Letterbox and Fencing Details
- Basix Energy Report for each dwelling

Googong Design Manager Approval

Name:

Date:

Signed:

# PART C - GENERAL MULTI-UNIT DESIGN GUIDELINES

## INTRODUCTION

The Googong Multi-Unit Design Guidelines include a number of main elements that are considered important in ensuring that the built form of multi-unit developments within Googong are consistent and positively contribute to the Googong neighbourhood character. Please note that these design guidelines must be read in conjunction with Googong DCP Part 7 for general multi-unit design general controls as well as the NSW Low Rise Medium Density Design Guide.

The main design elements outlined in these guidelines includes the following:

|                  |                                     |
|------------------|-------------------------------------|
| <b>Part C.1</b>  | Built Form                          |
| <b>Part C.2</b>  | Building Frontages                  |
| <b>Part C.3</b>  | Articulation                        |
| <b>Part C.4</b>  | Levels / Topography                 |
| <b>Part C.5</b>  | Garage / Carport Built Form         |
| <b>Part C.6</b>  | Roof Form                           |
| <b>Part C.7</b>  | Corner and Rear Elevation Treatment |
| <b>Part C.8</b>  | Driveways / Parking                 |
| <b>Part C.9</b>  | Fencing / Boundary Treatment        |
| <b>Part C.10</b> | Materials and Colours               |
| <b>Part C.11</b> | Water Management                    |

## C.1 BUILT FORM

The built form of all multi-unit developments is to reflect a high quality, well articulated completed product with thoughtful material use and scale. Main elements contributing to the street frontage built form include the following requirements:

- Dwelling entry points to be clearly identifiable from the main street (or public open space frontage if applicable). Entry points to be recessed by minimum 1m and include a minimum 1.5m overhead covering to the main entry point of each dwelling.
- Overall street frontage massing is to be considered. Continuous lengths of street or open space frontage without relief of the built form is not permitted. A maximum of 12 dwellings is allowable prior to providing a clear break in the overall built form.
- Where a break in the building frontage is proposed, the side return facades are to be articulated and well considered as they will be visible from the main frontage. A change in building materials around main corners visible from the street is not permitted.
- Large blank parapet walls will not be permitted on the main frontages. Articulation and varying material use is required to avoid large, monotonous wall planes.
- A mix of materials is required to all facades of built form to create variation and scale appropriate to Googong.
- Windows and balconies overlooking streets and/or open space frontages is encouraged to create articulation and interaction with the main frontage of multi-unit developments.
- Living spaces are to front streets and/or open spaces.
- Laneway frontages from side streets are to be well considered as they will be highly visible. Items such as waste enclosures, driveway entry points, sides of garages, parking spaces, surveillance units and the like are to be well considered and integrated into the overall built form of the development.
- Surveillance units must be provided at the ends of laneways to address secondary street frontages, visually conceal garages / laneways and provide surveillance. Entry access to surveillance units must address secondary street frontages.
- Where 3 storey development is allowed and proposed, the massing of the built form is to have a Base–Top composition with:
  - A distinct base element to the ground floor and any street frontage with clearly identifiable and articulated entry points and surveillance to the adjacent street frontage.
  - A top component main façade to the upper two levels with separate plane transition to the ground level that provides visual interest to the street.

- The upper two levels should include articulation elements of fenestration/openings, projections, balconies and sun screening devices.
- The upper two levels should be visually tied together with continuous built form and similar material use.

Any variation to the above may be considered at the discretion of the Googong Design Manager.

In relation to overall built form and character, the following elements are considered to be inappropriate and therefore not permitted at Googong:

- Facades with monolithic colour and materials **are not permitted**.
- Elements portraying Federation and other traditional styles **are not permitted**.
- Applied and clearly 'stuck on' elements **are not permitted**.
- Large areas of flat wall without punctuation or articulation **are not permitted**.
- Facades that are made up of mixed architectural styles **are not permitted**.



## C.2 BUILDING FRONTAGES

Buildings are required to address the main front street, open space frontage and secondary side streets in the following ways to establish a high quality interface between the public and private domain: :

- Utilise north facing Living Areas with courtyards and balconies when orientation permits.
- Provide Living Areas to main street and / or open space frontages for surveillance and encourage utilisation of front courtyard spaces.
- All dwellings to have clearly identifiable and separate building entry points from street and / or open space frontages.
- Provide articulation to all street / open space frontages.
- Provide front fencing and usable landscaped courtyards to all street and / or open space frontages.
- The finished ground floor level of all dwellings are to sit above the adjacent street and / or open space frontage levels to enable positive interaction between the public and private domains. This also provides passive surveillance of frontages, whilst retaining privacy.
- No service elements are to be located on the main street and / or open space frontages including clotheslines, A/C units, water tanks and the like.
- Where screening of waste enclosures and the like are visible from secondary street frontages, these are to be located a minimum of 1m behind the main building line along that frontage. Screening is to be softened by planting facing secondary street frontages.
- Note varying main front setback dependant upon the location of principal private open space.

## C.3 ARTICULATION

All frontages to multi-unit buildings are to be articulated with varied projections and indentations to provide visual interest to all sides of the building. Particular articulation elements include the following requirements:

- Entry points to each dwelling must be clearly identifiable from the main street and / or open space frontage and are to be recessed by minimum 1m from the main building line and include a minimum 1.5m overhead covering to the main entry point of each dwelling.
- Balconies to main frontages are encouraged and are to be minimum 1m deep, lined underneath and should incorporate a covered element such as roof, awning, hoods or pergola frame.
- Main frontages should introduce elements such as entry canopies, porches, verandah's, shading elements and the like to provide visual interest.
- To emphasise varied projections and indentations to main frontages, the following minimum recess / projection dimensions are required:
  - Window awnings and shading elements: 600mm
  - Balconies: 1000mm
  - Step in façade / material use changes: 600mm
  - Main Entry point recess: 1000mm.
- Variance from the above dimensions may be assessed on architectural design merit at the discretion of the Googong Design Manager.

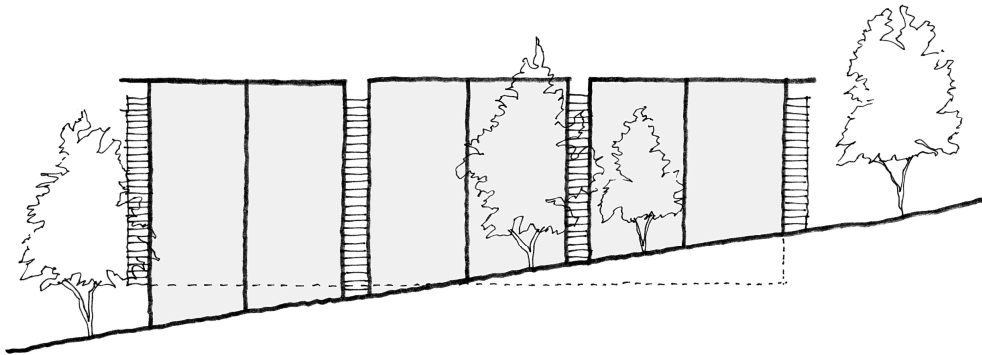




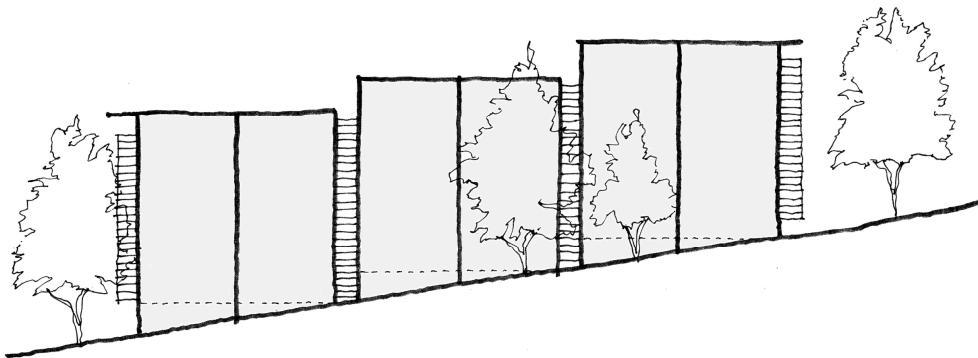
## C.4 LEVELS / TOPOGRAPHY

It is important that multi-unit developments reflect the topography of the site and correspond with the adjoining public footpath, street and open space levels in accordance with the following requirements:

- The finished ground level of dwellings along main street and/or open space frontages is to step to reflect the adjacent footpath, street level.
- Long frontages that continue at the same ground floor level are not acceptable if the adjoining natural ground level is sloped. This is to avoid excessive cut and fill across the site.
- The finished ground floor level of all dwellings is to sit *above* the adjacent street and / or open space frontage levels to enable positive interaction between the public and private domains. This also provides passive surveillance of frontages, whilst retaining privacy.
- The transition from the street and/or open space level from the front gate or boundary to the ground floor level of any dwelling shall not exceed 1m.
- Where any cut is required due to site topography, this shall be a maximum of 1m.
- Any variance to the above may be assessed on architectural merit at the discretion of the Googong Design Manager.



**FIGURE 1 - BUILDING FORM DOES NOT REFLECT TOPOGRAHPY – NOT PERMITTED**



**FIGURE 2 - BUILDING FORM DOES REFLECT TOPOGRAHPY – PERMITTED**

## C.5 GARAGE / CARPORT BUILT FORM

All covered parking spaces are to be considered and integrated into the overall building design as these elements will be visible from adjoining properties and street frontages. The following guidelines are required to ensure that garages and carport designs are well considered:

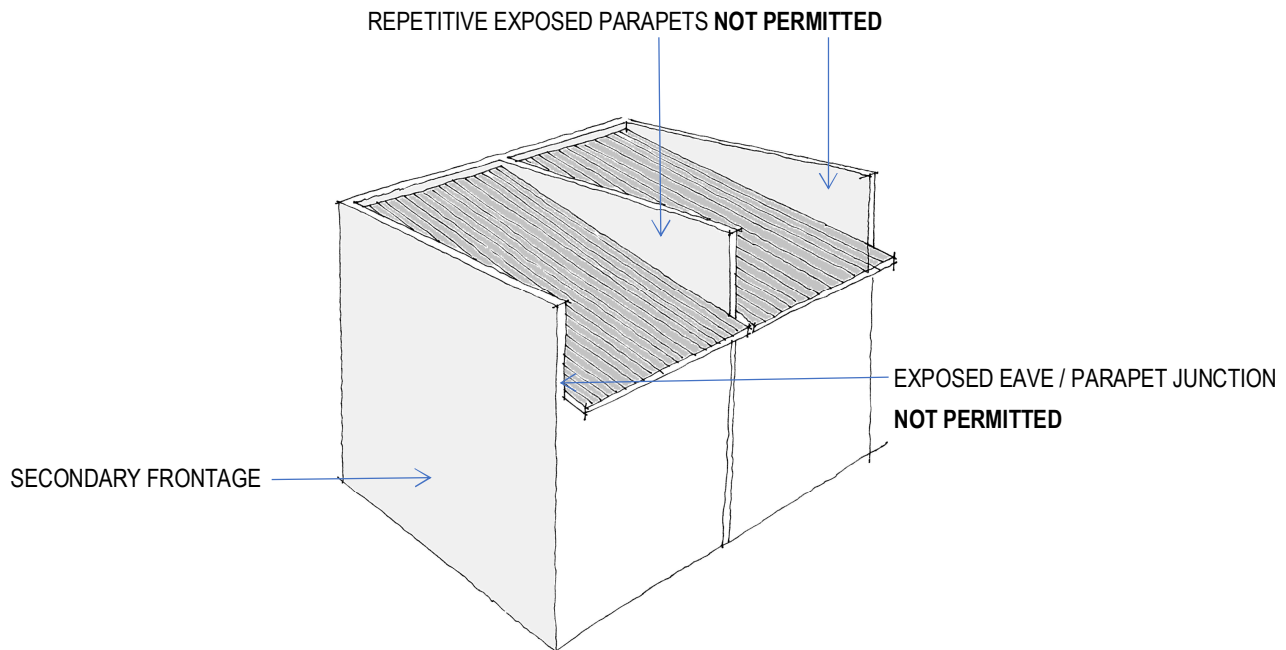
- All garages are to be constructed in materials to match and complement the main dwellings within the development.
- Continuous runs of garages and/or carports are not permitted without the following items being integrated into the design:
  - Stepping between adjacent garage/carport frontages (minimum step of 600mm) to create larger landscape zones within the driveway between garages / carports.
  - Mixture of garage and carport structures to avoid monotonous frontages.
  - Variation of materials to provide interest.
- No more than 3 identical garages/carports shall occur continuously without a step in the frontage and/or change in material.
- Gaps between garages are encouraged to create additional landscape zones to the main driveway.
- Surveillance units are to be provided at each end where laneways run through the site to provide surveillance of the laneway and a defined frontage to side streets.
- Garage / carport roof forms should complement the main dwelling built forms.
- Garage / carport doors and entry point locations should be considered to allow for grading of driveways as well as the incorporation of landscaping zones to the driveway.



## C.6 ROOF FORM

The roof elements for multi-unit developments are an important aspect of contributing to the overall building design. Roof design of multi-unit developments require the following:

- Continuous long lengths of unarticulated roofing are not permitted.
- No reflective roof materials are permitted.
- Where expressed eaves are proposed to skillion, hipped or gable roof forms, the eaves width shall not be less than 600mm
- Gutters and downpipe locations are to be carefully considered. Downpipes and gutters to main street and/or open space frontages are discouraged unless these are concealed or carefully incorporated into the façade design.
- Where gutters / eaves are located on the rear of the building, consideration must be given to the appearance from the rear and secondary frontages. A continuous run of exposed parapets that separate dwellings and run parallel to the rear of the building will not be permitted unless thoughtfully detailed at each junction.
- Where parapets are proposed, careful consideration must be given to how parapets return around corners and how they are viewed from all sides. Parapets must fully conceal the roof and eaves from the main frontage as well as return along secondary frontages on all building levels.
- Where parapets run along secondary street frontages, careful consideration must be given to ensure the rear gutter / eave is well concealed from all secondary frontages.



## C.7 CORNER AND REAR ELEVATION TREATMENT

The corner treatment of multi-unit developments is an important design element as corners become highly visible from all street frontages. Design accentuation is required to mark the corners of multi-unit buildings and the built form of corners should be addressed in the following ways:

- Built close to the boundary to provide a strong definition to the corner.
- Step up in building form to reinforce the corner.
- Wrap around or provide a feature element through material use and design.
- A change in building materials or colours around primary and secondary frontage corners is not permitted.
- Feature horizontal articulation elements that wrap around main corners such as balconies, awnings and the like, is encouraged.
- Where a break between dwellings in the main building frontage is proposed, the side return facades are to be articulated and well considered as they will be visible from the main frontage. A change in building materials or colour around corners in the break between dwellings is not permitted.

Rear elevations are to be thoughtfully designed as they become highly visible from the secondary street frontages, which are often main access routes throughout Googong. The built form of rear elevations should be addressed in the following ways:

- The intersection between secondary frontages and rear elevations is to be thoughtfully considered on all floor levels. Where a change in material is proposed, this is to be expressed with a feature blade wall or the like.
- Long continuous runs of the same material is not permitted on the rear elevation.
- The rear façade is to be articulated on all levels with elements such as the following:
  - Window awnings and shading elements
  - Steps in the rear façade
  - Material use changes
  - Variation in window sizes

## C.8 DRIVEWAYS / PARKING

Vehicular access and parking is to be considered as a key design element and site planning criteria in the design of multi-unit developments. The visual impact of access and parking from the street is to be minimised. The following requirements relate to driveways and parking areas:

- A maximum of 2 common vehicular access points to shared parking is to be provided to each multi-unit site.
- Driveway entry / exit points are to be discreetly located and well landscaped.
- Common driveway and carparking areas are to be well landscaped, with the opportunity for mature tree growth within deep soil planting areas to provide a high quality visual amenity for residents.
- Where driveways and open parking spaces are located adjacent to a boundary, sufficient space for planting is to be provided between the driveway/parking space and boundary. This landscape zone can vary to provide opportunity for differing plants/tree species, however should be a minimum of 1m.
- Landscape relief zones between garage/carport openings is encouraged to minimise the visual impact of driveway surfaces.
- Variation in driveway surfaces is encouraged to reduce the visual impact of driveway surfaces.
- Any visitor parking is encouraged to be on-street if possible to minimise hard surface parking on the site. This will be subject to council approval and discussion with the Queanbeyan-Palerang Regional Council should be undertaken during the design stage to confirm viability of off-site visitor parking.
- Where undercroft parking is visible from the street, a maximum of 1.0m high is permissible between the footpath & the top of the parking structure.
- Where undercroft parking is visible from the street, provide a minimum of 1.5m set back from the front boundary with quality landscaping and high quality screening to the undercroft area.
- Where service areas within the driveway / parking zones are proposed (such as waste storage areas and the like), these are to be discreet and visually screened from street frontages with both built elements that are consistent with the overall development built form and material use, and well as landscaping.

## C.9 FENCING / BOUNDARY TREATMENT

The following guidelines relate to two main types of fencing that will be incorporated into multi-unit developments: These fence types include:

- Primary frontage and general street facing fencing; and
- Side and rear fencing between dwellings
- Side fencing visible from main frontages.

### PRIMARY FRONTAGE AND GENERAL STREET FACING FENCING

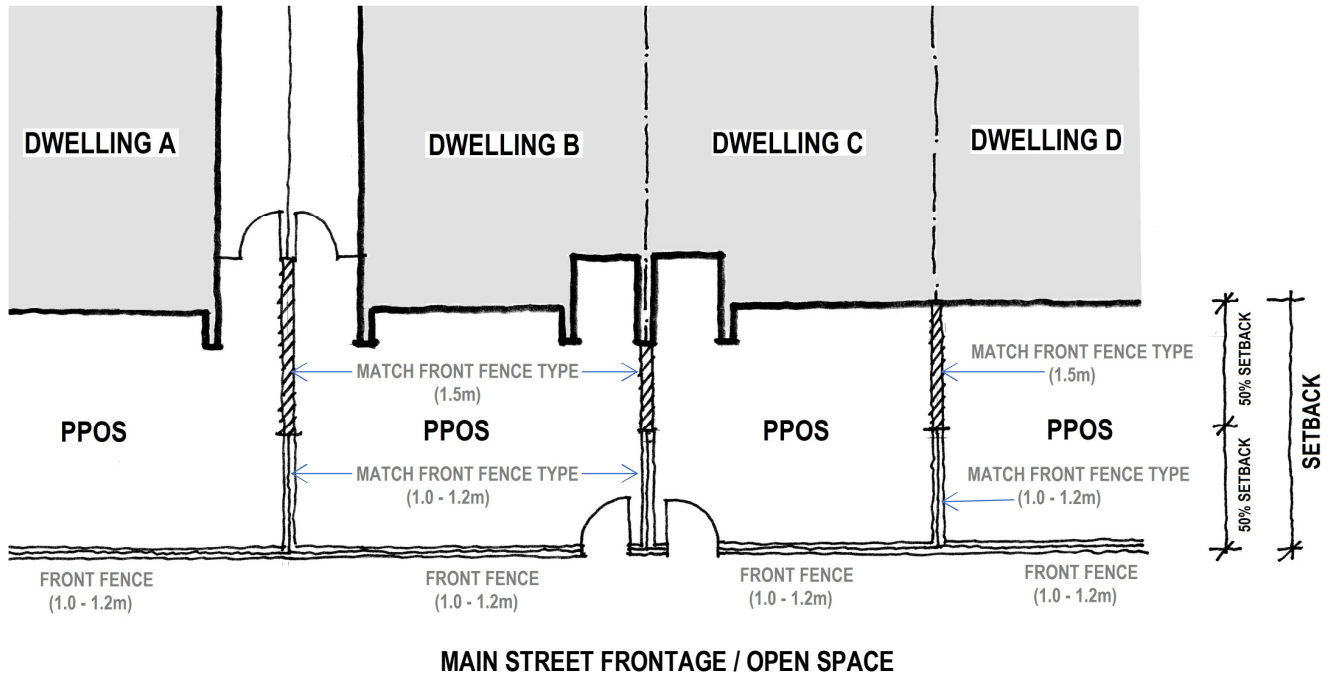
A vertical edge, which shall incorporate (at a minimum), a combination of high quality fencing made up of both solid and transparent elements and or hedging, must be provided and located on the boundary along primary and secondary street frontages to define the interface between private and public realms.

Retaining walls and planter boxes can also be incorporated into the fencing and planting to form an integrated edge. The following guidelines relate to primary frontage and general street facing fencing:

- Front fencing must be between 1000mm to 1200mm high.
- Solid sections of fencing up to 1800mm high to screen waste containers are permitted. The length of the solid fencing is not to be more than 2m in length.
- Front fencing must be aluminium of high quality/durability and be partially transparent to support passive surveillance of the street. Vertical or horizontal slats may be used. Refer to figures 1 & 2, 3 & 4.
- The design and the appearance of the fence must complement and be integral with the design of the unit development.
- Fencing may be used in combination with walls and piers of face brickwork, stone, rendered and painted masonry, slats and planting of hedge species. Refer to figures 5 & 6.
- Low quality style fencing such as chain link, standard Colorbond, pool type fencing, raw treated pine / paling fencing is not permitted.
- Retaining walls and low garden walls along street frontages are to be stone, stone faced or rendered masonry. Architectural style Split face blocks may be used. The maximum height of the retaining wall is not to exceed 1000mm. Timber sleepers or cement look-a-like sleepers and any prefabricated walling systems are not permitted along street frontages.

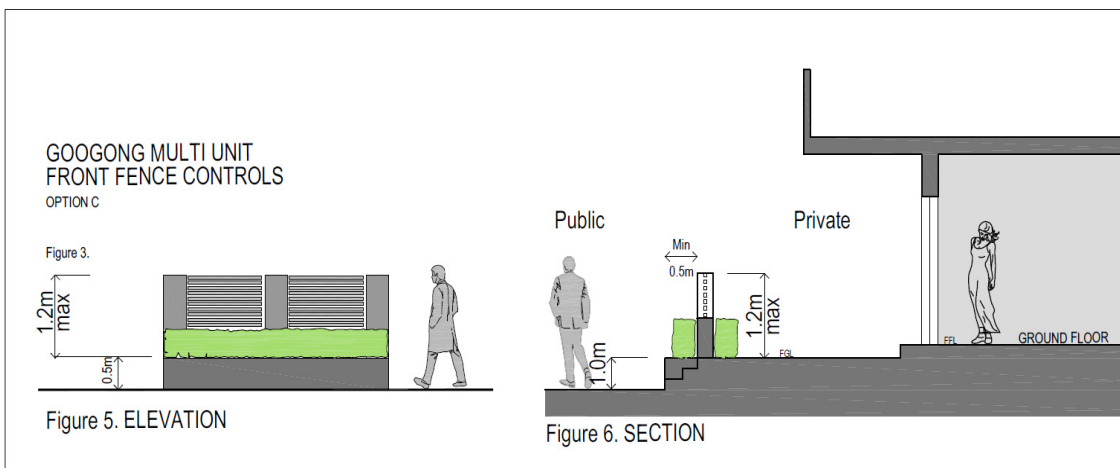
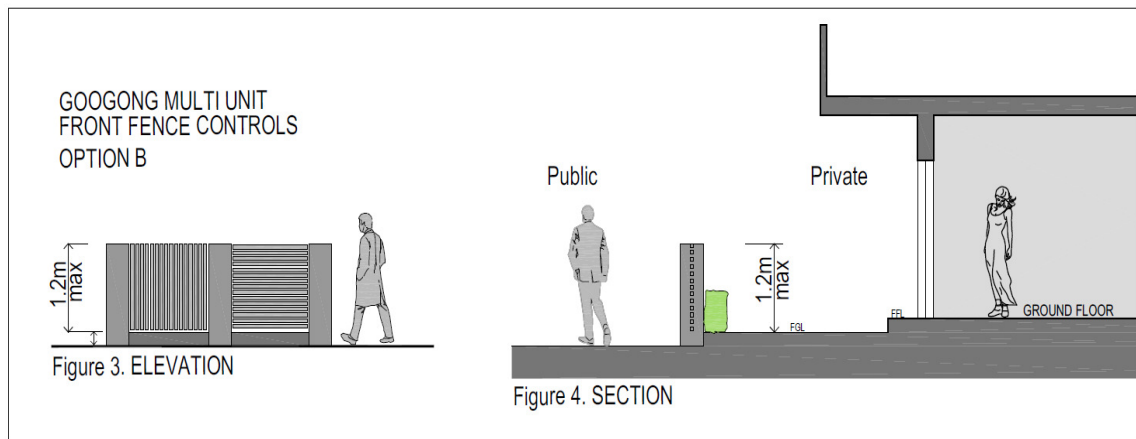
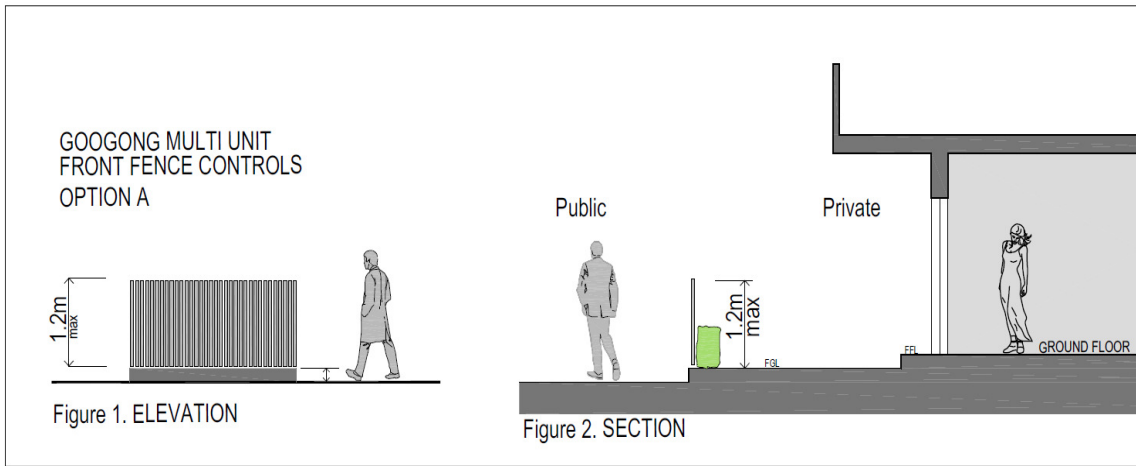


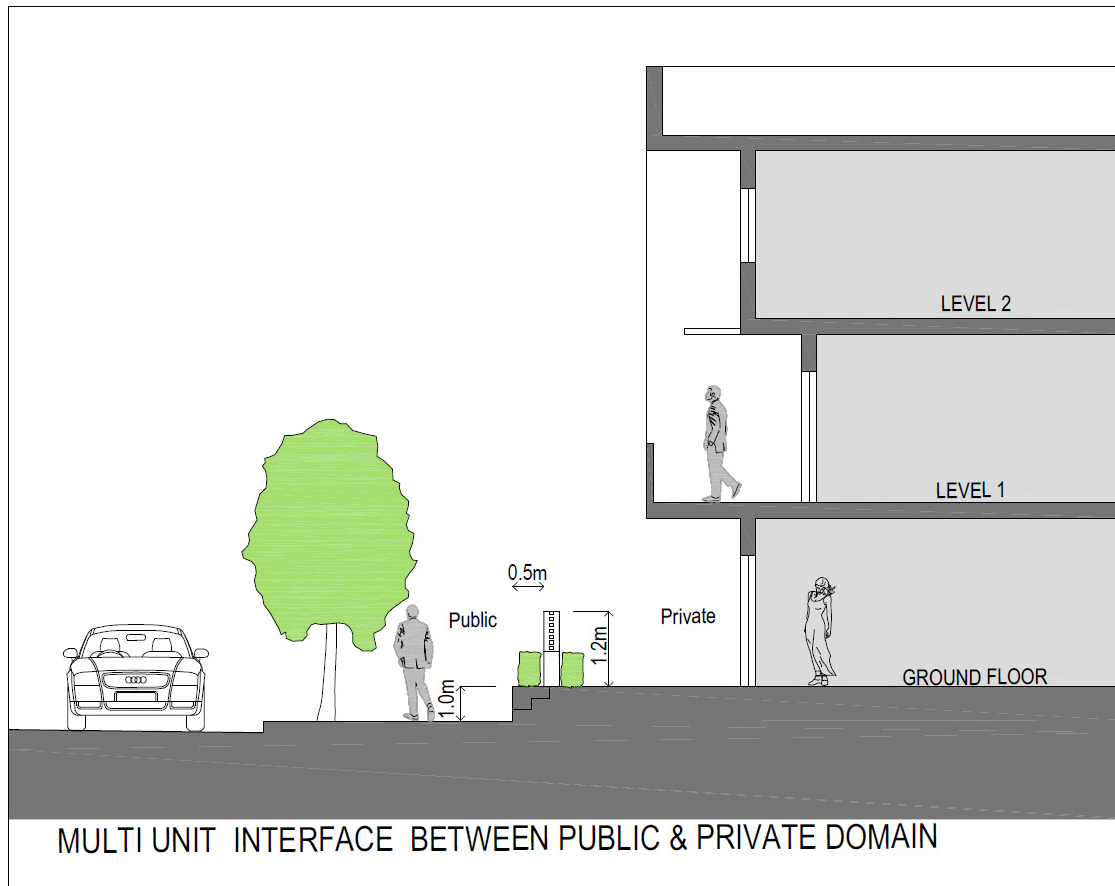
- Letter box designs must be integrated with the front fencing. Details of letter box designs must be submitted for approval. Standalone metal letter boxes or prefabricated off the shelf letter boxes are not permitted.
- Where PPOS areas are located on the main street and/or open space frontage, the side fencing that separates adjacent PPOS areas is to be as follows:
  - The front 50% of the front setback dimension to be in a fencing material to match the adjacent front fencing.
  - The front 50% of the front setback dimension is to be in a height to match the adjacent front fencing (i.e 1.0 – 1.2m height).
  - The remaining 50% of the front setback dimension is to be in a fencing material to match the adjacent front fencing.
  - The remaining 50% of the front setback dimension is to be constructed at a height of 1.5m to provide privacy.



(Note: Variations to the above may be considered at the discretion of the Googong Design Manager)

Multi Dwelling Housing (MDH) sites will be required to establish a high quality interface between the public and private domain. The following diagrams illustrate front fencing options. An individual option, or combination of the below options may be utilised to establish the front boundary.





## SIDE/REAR FENCING BETWEEN DWELLINGS

Side or rear fencing that is not visible from the street must be located at least 1m behind the building line. Side or rear fencing that is not visible from the street and separates dwelling courtyard / open space areas is to be the following:

- Timber paling lapped and capped fencing
- Colorbond 'Woodland Grey' if a metal fence is specified.
- Maximum height of 1.8m.

## C.10 MATERIALS AND COLOURS

The materials palette for multi-unit developments is to be of high quality and durability. As part of the Googong Design Manager approval process, an external materials schedule as well as elevations identifying the location of material is required. The following overall guidelines apply to material use:

- A range of high quality external materials is required.
- Large sections of colorbond or lightweight cladding are not permitted.
- No decorative details or stuck on applied elements are permitted.
- The underside of all articulated projections to main street frontages including balconies, porches, eaves and the like must be lined. Consideration must be given to lining the underside of projection elements in the same material as the vertical surface above the projection.
- The use of lightweight materials should be avoided at the lower level, with a preference for more solid elements at the base of the built form.
- Where a vertical or horizontal change between building materials occurs on an external facade, a step in the external surface between materials is required.
- Where face brickwork proposed, only one brick type for any building element is permitted.
- Where face brickwork is proposed, single colour bricks with smooth face surface is required. No combination or mixes of brickwork is permitted on a facade element.
- Bricks with hearting, frit and shiny surfaces and rumbled bricks with rough edges are not generally permitted. No sandstock bricks will be permitted.
- Roof materials shall generally be metal or flat profile tiled roofs.
- All roofs shall be single colour - no variation in roof colours is permitted.
- Very dark / black roofs and very light / bright or highly reflective roofs are not permitted.
- Balustrades should be integrated with the material and colour scheme of the overall development.
- Front fencing and any screening of service elements, must be done in a material that matches or complements the material and colour scheme of the overall development.

- Strong contrasting colours and/or the use of strong primary colours should be avoided unless considered essential to the overall building design. Colour selections will be assessed on merit at the discretion of the Googong Design Manager.

Any variations to the above materials and colour requirements may be considered at the discretion of the Googong Design Manager.

## C.11 WATER MANAGEMENT

All dwellings within the development must be connected to recycled water. The Googong DCP includes requirements associated with water conservation to all dwelling types. It is recommended that the developer review the Googong DCP to ensure all water conservation measures are met.

### **WATER MANAGEMENT DESIGN REQUIREMENTS:**

The following water reduction requirements are to be demonstrated upon submission to the Googong Design Manager for approval:

- All dwellings must achieve a minimum of 50% reduction in water.
- All dwellings must be connected to the recycled water supply for toilets and outdoor irrigation.
- A BASIX Certificate is to be submitted to the Googong Design Co-ordinator as part of the Development Application submission which details compliance with the minimum 50% reduction in water consumption.

# PART D - SITE SPECIFIC GUIDELINES

The below guidelines are to be read in addition to the above Multi-Unit Housing Design Guidelines and are specific to **Lot 3607**. Where there is a discrepancy between the below site-specific guidelines, and the above Multi- Unit Housing Guidelines, the below site-specific guidelines will take precedence.

The site-specific guidelines associated with this lot include the following:

- The site falls from the western side down to the eastern side of the site. The layout of dwellings and driveways must consider the fall across the site to avoid excessive cut and fill. The following requirements apply:
  - The finished Ground Floor level of dwellings facing streets are to be set above the Footpath Level to a maximum of 500mm above the adjacent foot-path level.
  - Front courtyard areas and fencing to all street frontages must be designed and stepped in a way to ensure compliance with front fencing requirements. Streetscape elevations that indicate all front fencing heights must be provided for approval by the Googong Design Manager.
  - Internal driveways must be located and designed to avoid excessively steep driveways with a maximum retaining wall height to adjacent driveways of 600mm.
  - Maximum height of any retaining walls on the site to be 1000mm.
  - The maximum cut and fill for the site to establish finished ground floor levels is to be 1000mm.
- Maximum number of driveway entry/exit points is three, which are to be located along Glenburn Loop, Murranumbra Way or Gooandra Circuit.
- Where a driveway is proposed to run through the site, appropriate traffic calming measures such as variance in road surfaces, integration of landscape elements as well as variance in alignment and driveway width is required. A straight internal driveway running through the site without the above treatments will not be accepted.
- Driveway entry points are required to be well designed and include landscaping, screening and the like to reduce the visual impact of laneways from street frontages. If the side of garages or carports are visible from any street frontage, they must be articulated, well landscaped and screened to reduce their visual impact from secondary frontages. Studio dwellings with well-articulated frontages are encouraged to visually reduce the impact of laneways and garages from street frontages.
- Communal Open spaces must be provided on site for the use of the residents. Communal open spaces must incorporate a mixture of hard and soft landscape elements, spaces for recreation (both covered and open) as well as spaces for deep root tree planting. Communal spaces must be clearly separated from driveway and parking spaces.
- Dwellings to address all street frontages with features such as main entry points, studio dwelling entry points, balconies and living room windows.
- No garage doors or carports are to face Bunyip Drive, Gooandra Circuit, Murranumbra Way or Glenburn Loop.
- The overall siting design must incorporate visual breaks in the building frontages along Bunyip Drive, and Murranumbra-



Way to break up the overall built form and provide landscape relief in between built elements. A minimum of two separated built elements must be provided along all street frontages with landscape relief between built forms.

- All street corners of the site must incorporate a strong architectural built form that is built to the minimum front setbacks to provide strong architectural definition to the corner. Refer to Part C7 of this document for corner treatment guidelines.
- All waste collection structures must be visually screened from street frontages and structures must be consistent with the built form and material use of the overall building design on the site.
- The overall landscape design of the site must be undertaken by a qualified landscape architect who is listed on the QPRC Landscape Consultant Register.
- Bunyip Drive frontages: Courtyard walls fronting Bunyip Drive must be set back a minimum 700mm from the front boundary. The length of courtyard walls set at the minimum setback is 10m, an increased setback of 1500mm must be provided for a minimum of 4m. Within this increased setback a tree and shrub/ground covers shall be planted from the planting table below.
- Where the courtyard wall is positioned at the minimum 700mm setback, a shrub planting shall be provided between the courtyard wall and the front boundary from the planting table below.
- Courtyard walls shall be constructed of face masonry, rendered masonry, and aluminium fencing consistent with the development facades. No timber or colorbond fencing is permitted. Courtyard walls fronting a public street should maintain a minimum of 40% transparency.

**Planting table:**

| Area  | Tree species   | Ground cover species  | Shrub species   |
|---|--|---|---|
| <b>Required planting</b>  |  |   |   |
| Bunyip Drive minimum 700mm setback in front of courtyard fence  |  | <ul style="list-style-type: none"> <li>• Grevillea lanigera 'Mt Tamboritha Grevillea'</li> <li>• Callistemon 'White Anzac'</li> <li>• Myoporum parvifolium</li> </ul>             | <ul style="list-style-type: none"> <li>• Callistemon 'Little John'</li> <li>• Correa pulchella</li> <li>• Loropetalum 'Pink Pixie'</li> </ul> |
| Bunyip Drive minimum 1500mm setback in front of courtyard fence | <ul style="list-style-type: none"> <li>• Acer rubrum 'October Glory'</li> <li>• Fraxinus excelsior 'Aurea'</li> </ul>  | <ul style="list-style-type: none"> <li>• Grevillea alpina x rosmarinifolia Jubilee</li> <li>• Hardenbergia violacea 'False Sarsparilla'</li> <li>• Rhagodia spinescens</li> </ul> | <ul style="list-style-type: none"> <li>• Westringia fruticosa 'Mundi'</li> <li>• Callistemon 'Better John'</li> <li>• Correa alba</li> </ul>  |
| <b>Advisory planting</b>  |  |   |   |
| Bunyip Drive grass setback                                      | <ul style="list-style-type: none"> <li>• Lagerstroemia sp.</li> <li>• Pyrus Bradford</li> <li>• Liquidambar styraciflua 'Oakville Highlight'</li> <li>• Magnolia Teddy Bear</li> </ul> |   |   |
| Bunyip Drive inside front courtyard fence                       | <ul style="list-style-type: none"> <li>• Malus 'Royal Raindrops'</li> <li>• Cercis canadensis 'Forest Pansy'</li> <li>• Acer 'Sango Kaku'</li> </ul>                                   |   |   |

# PART E - COMPLIANCE BOND REQUIREMENTS

## ENSURING THE GUIDELINES WILL BE IMPLEMENTED

To ensure compliance with the Googong Multi-Unit Design Guidelines, purchasers will be required to pay a re-fundable 'Compliance Bond' of \$50,000 at the time of settlement of the lot as noted in the Contract for Sale

The conditions for refund of the Compliance Bond are as follows;

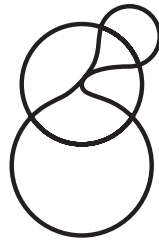
- Design Approval from the Googong Design Co-ordinator prior to Development Approval.
- No changes to the exterior of the built form or front landscaping, including colours, materials, plant sizes and landscape specifications, after Googong Design Approval, unless authorised by the Googong Design Co-ordinator.
- Your development including all landscaping and boundary treatment have been built in accordance with the Googong Multi-Unit Design Guidelines.
- All verges must be clear of any building or landscape materials and grassed.
- Any damage to the surrounding public domain areas including streets, street trees, footpaths, kerbs, verge, services and adjoining land caused by the construction works has been rectified. These areas become council assets and must be undamaged.
- The construction and completion of the development was within the specified time periods as detailed in your contract.

## CLAIMING YOUR COMPLIANCE BOND

- Once you have completed all works in accordance with your approved plans, you may apply for your compliance bond refund. Contact the Googong Design Co-ordinator to request the bond claim forms.

To ensure compliance with the Multi-Unit Design Guidelines you will need to pay a refundable 'Compliance Bond' of \$50,000 at the time of settlement.





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**For further details contact:**

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