

Statement of Environmental Effects

No. 2 Hurzdans Reach, Tallwoods Village 2430

Proposal for a new detached dual occupancy with Torrens Title Subdivision of an undeveloped land parcel.

Report Prepared for

MADHAUS

by **hmly.**

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INTRODUCTION

The following Statement of Environmental Effects has been prepared by [hmly](#) to accompany the Development Application Drawings for the proposed detached dual occupancy and Torrens Title subdivision, including establishment of a new Asset Protection Zone (APZ) at [No. 2 Hurzdans Reach, Tallwoods Village 2430](#).

All aspects of the proposals compliance as per all applicable legislative clauses are discussed in the relevant sections below. The performance of the design is critiqued against this criteria in detail, as a supporting document to the provided Architectural Plans.

Where direct contravention of a legislated requirement occurs, and the proposal is eligible to do so, a Clause 4.6 Exceptions to Development Standards report will accompany this Statement to address the details of the specific contravention and satisfy the requirement for a written request to vary a development standard.

The purpose of this document is to provide the context of the subject site and its surrounding environment, provide a detailed description of the proposed development, assess the compliance of the proposal in relation to the applicable planning policies and controls, and to examine the environmental, social and economic impacts of the proposal under Section 79(C) of the EP&A Act 1979.

All the documents submitted as part of this Development Application are to be read and considered in conjunction as parts of one singular package.

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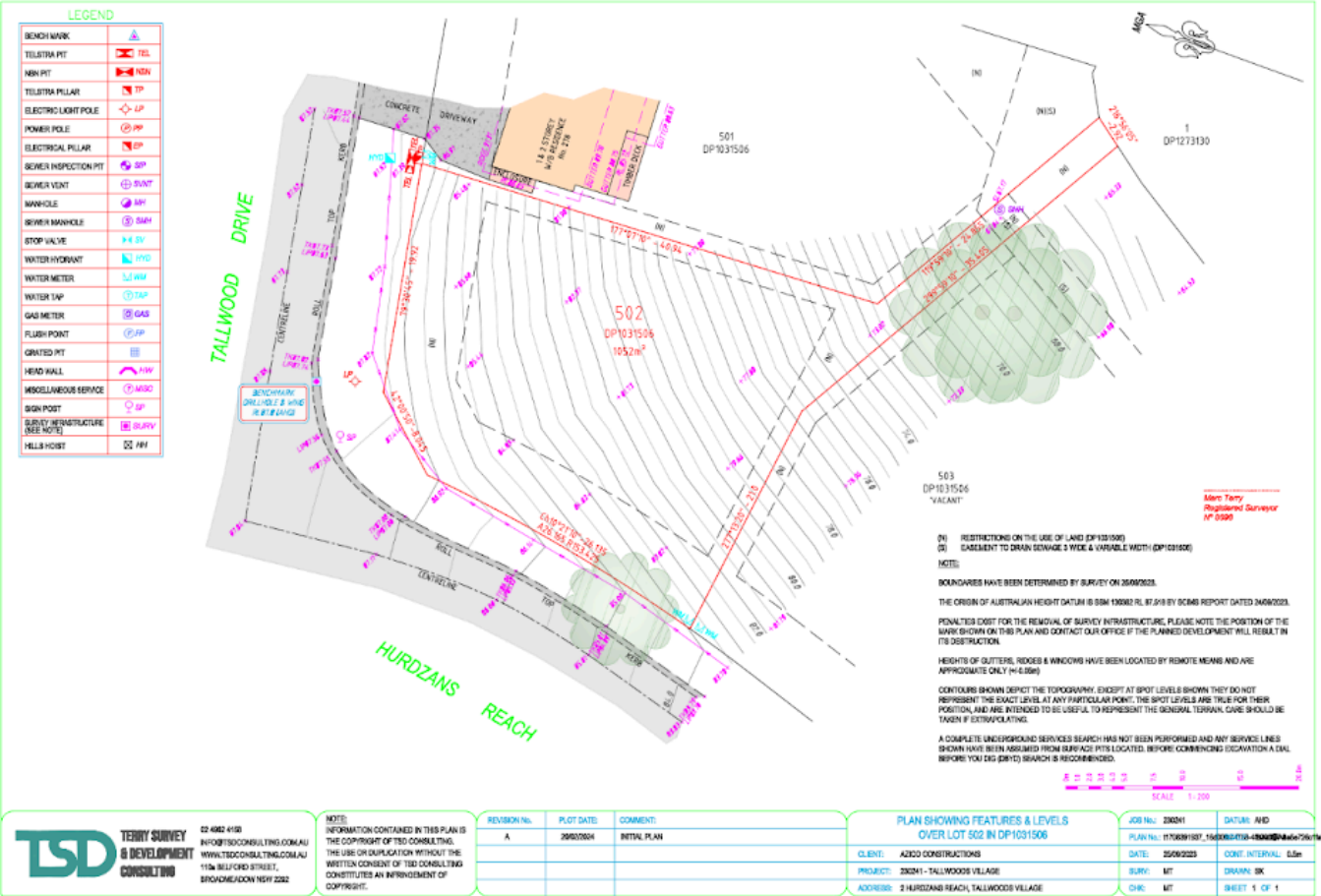
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PROJECT DESCRIPTION

Site, Context & Existing Development

No. 2 Hurzdans Reach, also known by its legal definition **Lot 502, DP 1031506** is a ~ **1052 sqm** parcel of vacant land in the relatively new suburb of Tallwoods Village.

As can be seen on the Site Survey (part) below, the block is an irregularly-shaped pentagon with an additional “handle” to the south-east (downslope) to support sewer services and allow this system to be gravity-fed. Development on site is constrained to the footprint within additional easement boundaries, shown dashed on this plan. This ensures the retention of maximum consistency between the existing and the proposed terrain characteristics, and subsequently the retention and ongoing viability of much of the existing surface water drainage patterns.



As can be seen above, there is no existing vegetation on the site that is significant in stature or species, and there is only one neighbour for this corner lot at the time of writing. As at February 2024, the neighbouring property to the South - No. 4 Hurzdans Reach - is still vacant and the Mid Coast DA Tracker does not identify any applications associated with that address.

The neighbouring property to the East - 278 Tallwood Drive - has been developed and is currently occupied by a split-level residential dwelling house (see below).



Above: *Street view of the subject site looking East towards neighbour 278 Tallwood Drive.*

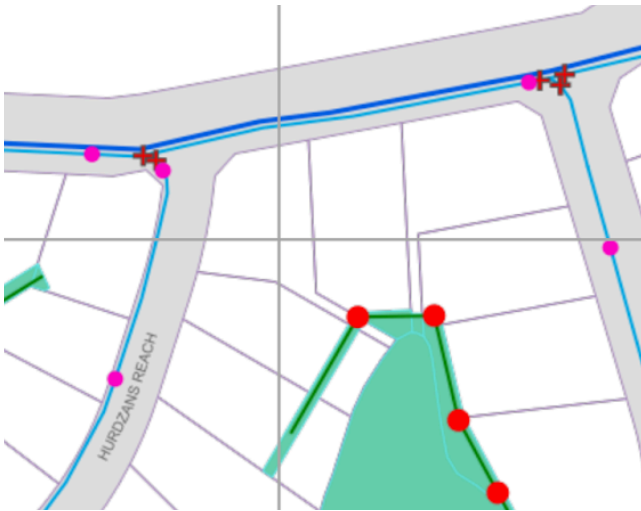


Above: *Street view of the subject site looking North across vacant No. 4 Hurzdans, across the subject site towards neighbour No. 278 Tallwood Drive.* Below: *Bushfire Prone Land Map* (note: for the purposes of this report where North is not specified on the specific drawing it is oriented directly up the page.



No. 2 Hurzdans Reach is identified as Bushfire Prone Land and therefore the design and construction details, particularly landscaping and construction, take into consideration the implications of this mapping. This is reflected throughout the Bushfire Risk Assessment, the Schedule of Materials and Finishes and the Architectural Plans submitted as part of this Development Application.

Water



The proposed scheme is described below.

Proposed Development

The proposed development includes two detached dwellings with Torrens Title subdivision as described in the Architectural plans, included in-part below:



Above: Site Plan (part) Madhaus 2024

As shown above, Dwelling A is the Southern Dwelling and Dwelling B is the Northern Dwelling.

Both are two stories maximum height, split level to reflect the dynamic topography of the site.

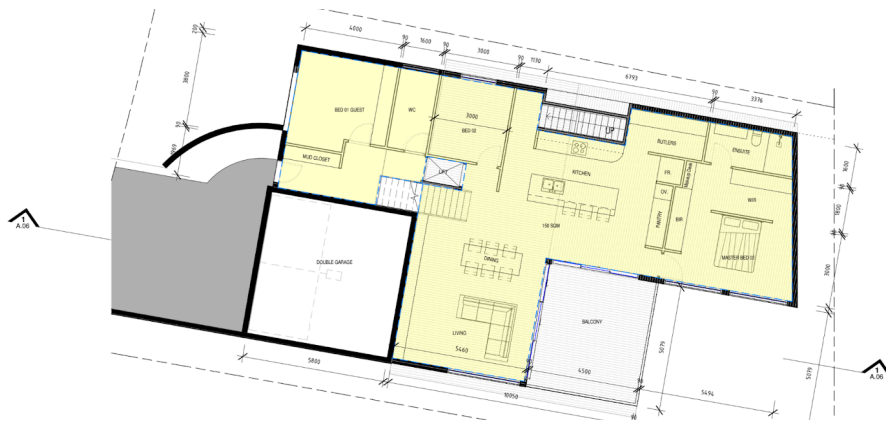
Dwelling A provisions - LOT SIZE = 549.2 sqm

- 4 bedrooms
- 2 car parking spaces - double garage side-by-side configuration
- Open plan kitchen - living - dining
- Lift access / accessible living
- Dedicated theatre and second living space

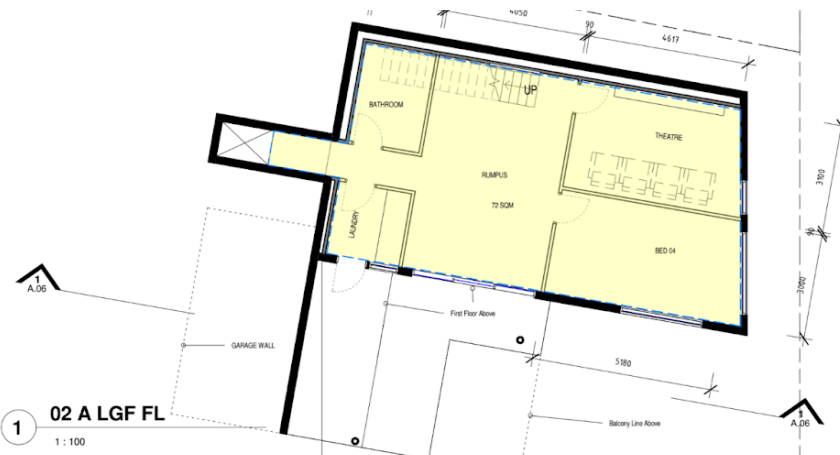
Dwelling B provisions - LOT SIZE = 505.8 sqm

- 5 bedrooms
- 2 car parking spaces, double garage side-by-side configuration
- Open plan kitchen - living - dining

- Dedicated media/ theatre space

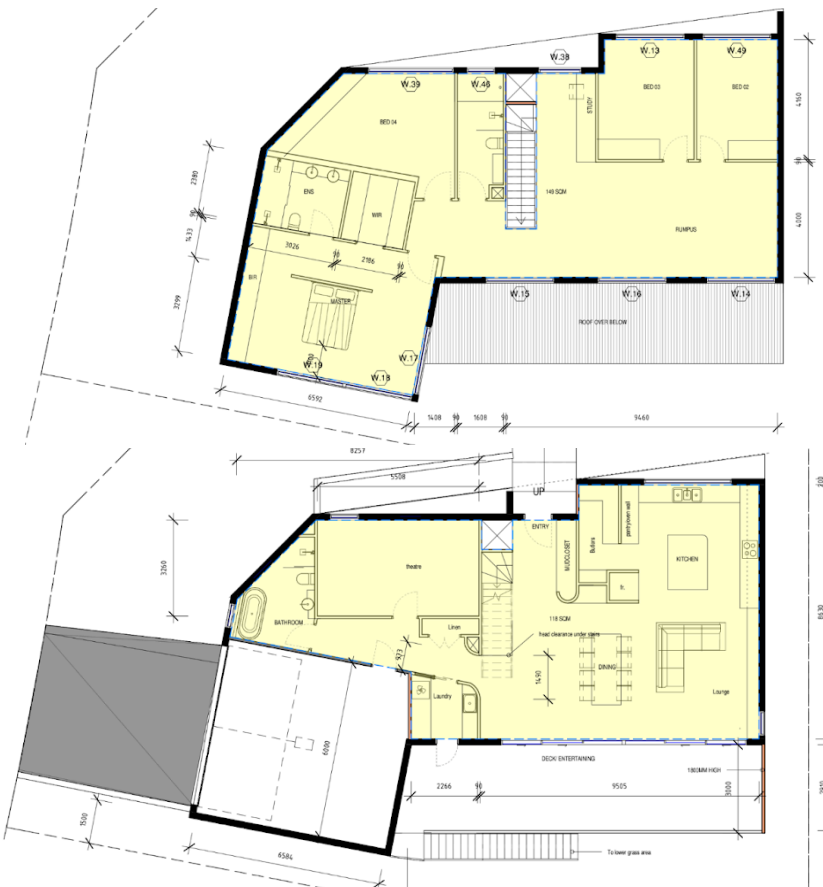


Dwelling A - Upper Floor Plan (part)

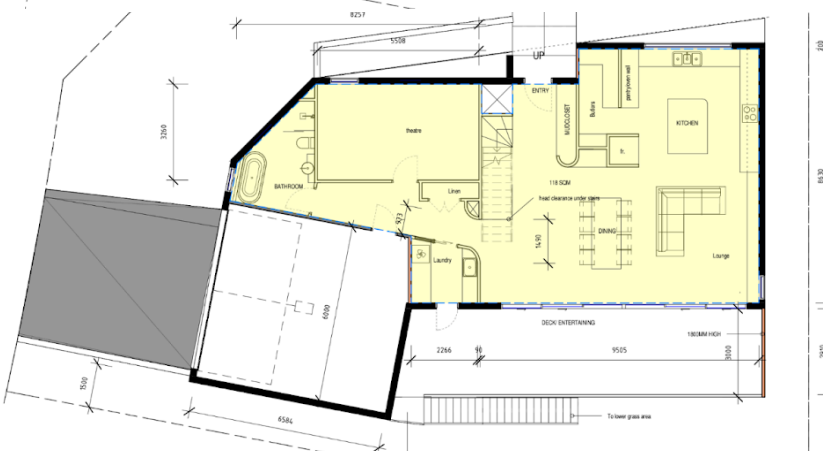


Dwelling A - Lower Floor Plan (part)

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Dwelling B - Upper Floor Plan (part)



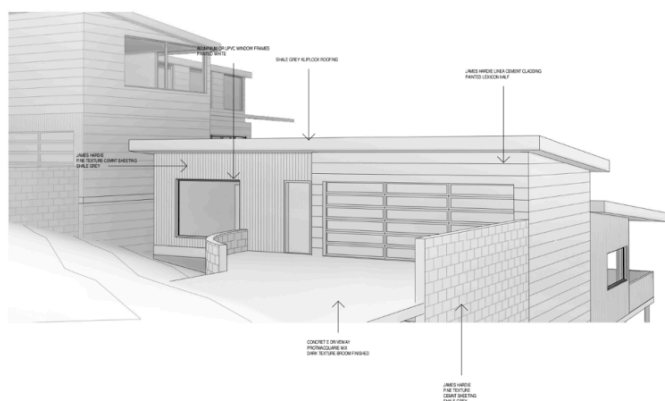
Dwelling B - Lower Floor Plan (part)

As described at length throughout this report the proposal is generally compliant with all relevant, applicable legislative controls.

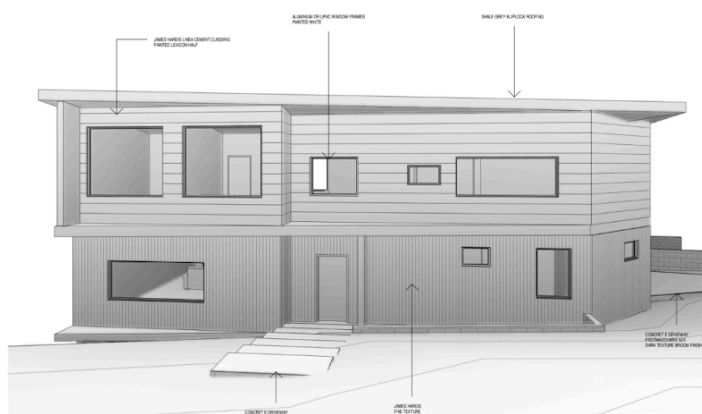
The site plan illustrates the layout of two dwellings, A and B, within a larger plot. Dwelling B is located in the upper left, and Dwelling A is in the lower right. Both dwellings are surrounded by green areas designated for deep soil landscaping. The plan also shows surrounding infrastructure, including roads, parking areas, and other buildings. A red 'A' is placed near Dwelling B, and a red 'B' is placed near Dwelling A.

DWELLING B 246 SQM DEEP SOIL LANDSCAPING

DWELLING A 272 SQM DEEP SOIL LANDSCAPING



1 Dwelling A



2 Dwelling B



View of front facades (partial), Madhaus 2024

THE GREATER TAREE LOCAL ENVIRONMENTAL PLAN 2010

Analysis of the proposed **detached dual occupancy with Torrens Title subdivision** development at **No. 2 Hurzdans Reach** under the conditions of this Plan.

PART 1 - PRELIMINARY

<i>Legislative Item/s</i>	<i>Proposal Response & Compatibility</i>	
1.1 Name of Plan	<p>This Plan is the Greater Taree Local Environmental Plan 2010.</p> <p>This Plan has been used to inform the design of the development application proposal at No. 2 Hurzdans Reach and subsequent compliance analysis included in this report.</p> <p>It may be referred to in short-hand throughout the development application documentation:</p> <ul style="list-style-type: none"> - <i>The LEP</i> 	
1.2 Aims of Plan (1) [redacted] Aims	[omitted] legislative aims reflected in the criteria addressed throughout this report	
(2) The particular aims of this Plan are as follows—	Proposal Response & Compatibility	
(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,	<p>The proposal is compatible with this objective as it does not propose a change of use or amended zoning for the site in order to provide the desired detached dual occupancy Development.</p> <p>This ensures the passive preservation of arts and cultural spaces as no spaces of this type are subject to any change or negative impacts as a result of the proposal.</p>	
(a) to promote and encourage the ecologically sustainable development of Greater Taree City,	<p>The proposal is compatible with this objective.</p> <p>As described throughout this report, the proposal does not interfere with any items or places of ecological significance, and performs highly against all legislative criteria designed to promote and encourage ecologically sustainable development.</p> <p>Refer to the relevant sections addressing environmental concerns below.</p>	

<p>(b) to encourage the proper management, development and conservation of natural and human made resources (including natural areas, forests, coastal areas, water, groundwater dependent ecosystems, agricultural land, extractive resources, towns, villages, and cultural amenities) for the purpose of promoting the social and economic welfare of the community, protecting ecological and cultural heritage and achieving a better environment,</p>	<p>As described throughout this report, the proposal is compatible with the conditions of this Clause as demonstrated by the highly compliant design.</p> <p>The outstanding architectural quality, incorporated sustainability practices and detailed site and waste management practices to be applied to the proposal ensure that the new Dual Occupancy treads lightly and considerably within its context, and evokes positive responses and benefits to the environment and the community.</p> <p>Refer to the relevant sections below.</p>	
<p>(c) to promote and co-ordinate the orderly and economic use and development of land, and to minimise conflict between adjacent land uses,</p>	<p>The proposal is compatible with this aim, as demonstrated by the compliance of the design regarding all matters of site use, context, minimum lot sizes and zoning.</p> <p>Refer to the relevant sections below.</p>	
<p>(d) to facilitate the provision and coordination of community services and facilities,</p>	<p>The proposal is compatible with this aim as a compatible development in a designated Residential subdivision which has already been provisioned with community services and facilities.</p> <p>These facilities have been designed to provide for developments like the Dual Occupancy subject to this Application, and as such the proposed development will not have any adverse impacts on these resources.</p>	
<p>(e) to encourage the protection of the environment, including the protection and conservation of native animals and plants, threatened species and endangered ecological communities and their habitats,</p>	<p>The proposal is compatible with this objective.</p> <p>As described above, it does not propose a change of use or amended zoning for the site in order to provide the desired Dual Occupancy Development.</p> <p>This ensures the passive preservation of significant environments and habitats as no spaces of this type are subject to any change or negative impacts as a result of the proposal.</p> <p>Additionally, as described throughout this report, the proposal does not interfere with</p>	

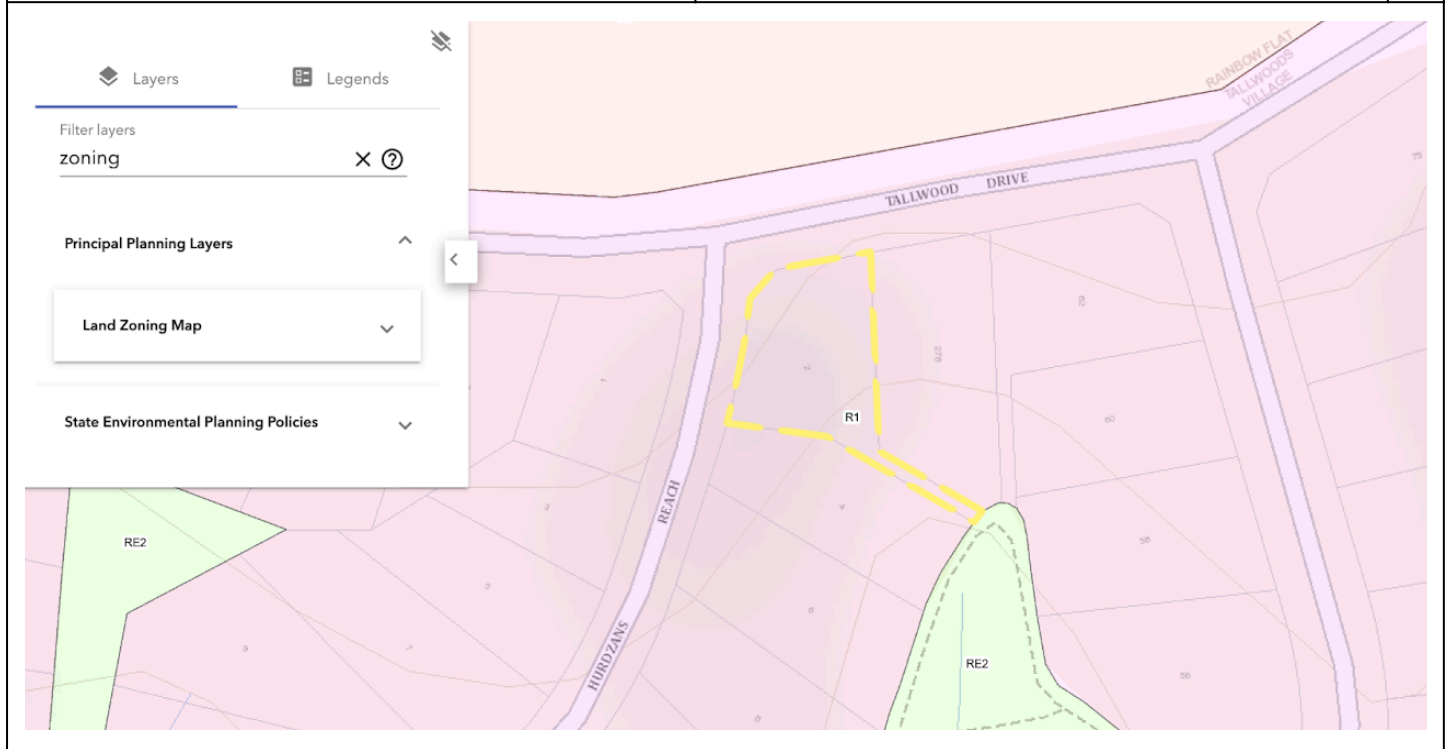
	any items or places of ecological significance, and performs highly against all legislative criteria designed to promote and encourage ecologically sustainable development.	
(f) to minimise the exposure of development to natural hazards and natural risks,	The compatibility of the proposal with this aim is substantiated across the points addressed above and additionally discussed below.	✓
(g) to seek the provision of adequate and appropriate infrastructure to meet the needs of future development,	<p>The proposal is compatible with this aim as a reflection of “future development” being provisioned for; the relatively new subdivision of Tallwoods Village reflects the demand for housing in the area and the gradual expansion of the General Residential coverage of the area.</p> <p>As described above, Tallwoods Village has largely already been provisioned with public infrastructure and facilities to support the gradual expansion.</p> <p>The subject site particularly is well-serviced.</p>	✓
(h) to encourage a strong, growing and diversified economy that promotes local self-reliance, and recognises and strengthens the local community and its social capital in ways that safeguard the quality of life of future generations.	<p>The proposal supports this aim by providing additional housing stock that is also an alternative to the traditional single-dwelling house that is financially out of reach for many families.</p> <p>By providing a more affordable housing option without compromising the available amenity, or to the detriment of the urban environment, the proposal supports the growth of the community and ensures that a variety of housing types are available to suit all demographics, family types and financial capacities.</p> <p>Multi-generational communities are better supported against adverse economic conditions, strengthening them and giving them greater longevity. This is all key to the resilience and sustainability of healthy, happy and prosperous communities.</p>	✓
1.3 Land to which Plan applies This Plan applies to the land identified on the Land Application Map.	The subject site, No. 2 Hurzdans Reach is identified on the Land Application Map included below, and therefore subject to the conditions of this Plan (GTLEP).	✓

<p>1.4 Definitions [redacted] addressed throughout the report where relevant.</p>	<p>[omitted] addressed throughout the report where relevant.</p>
<p>1.5 Notes [redacted] addressed throughout the report where relevant.</p>	<p>[omitted] addressed throughout the report where relevant.</p>
<p>1.6 Consent authority The consent authority for the purposes of this Plan is (subject to the Act) the Council;</p>	<p>The consent authority is the Mid Coast Council, who prescribe and enforce the Greater Taree Local Environmental Plan 2010.</p>
<p>1.7 Maps</p> <p>(1) A reference in this Plan to a named map adopted by this Plan is a reference to a map by that name—</p> <p>(a) approved by the local plan-making authority when the map is adopted, and</p> <p>(b) as amended or replaced from time to time by maps declared by environmental planning instruments to amend or replace that map, and approved by the local plan-making authority when the instruments are made.</p> <p>(1AA) (Repealed)</p>	<p>This report makes use of the digital mapping services offered by NSW Planning (Spatial Viewer) and the Historic PDF Maps available online from Mid Coast Council.</p> <p>On the PDF maps by Mid Coast Council, the subject site can be found (at the time of writing) on Maps with the suffix “015B”, except in the case of the Land Application Map which includes all of the area under Mid Coast Council jurisdiction and is called “LAM_001”.</p> <p>Relevant maps:</p> <ul style="list-style-type: none"> - Floor Space Ratio Map (_015B) - Land Application Map (_001) - Land Zoning Map (_015B) - Height of Buildings Map (_015B) - Lot Size Map (_015B) - Heritage Map (_015B) - Acid Sulfate Soils Map (_015B) - Obstacle Limitation Surface Map (_015B) - Urban Release Area Map (_015B)
<p>(2) [redacted] not applicable to subject site (3) [redacted] as above</p>	<p>[omitted]</p>
<p>(4) For the purposes of this Plan, a map may be in, and may be kept and made available in, electronic or paper form, or both.</p>	<p>This report makes use of the digital mapping services offered by NSW Planning (Spatial Viewer) and the Historic PDF Maps available online from Mid Coast Council.</p> <p>As described above, on these PDF maps the subject site can be found on Maps with the suffix “_015B”.</p>


<p>1.8 Repeal of planning instruments applying to land</p> <p>[redacted] addressed in relevant sections of this report where applicable.</p>	<p>[Omitted] addressed in relevant sections of this report where applicable.</p>
<p>1.9 Application of SEPPs</p> <p>[redacted] addressed in relevant sections of this report where applicable.</p>	<p>[Omitted] addressed in relevant sections of this report where applicable.</p>

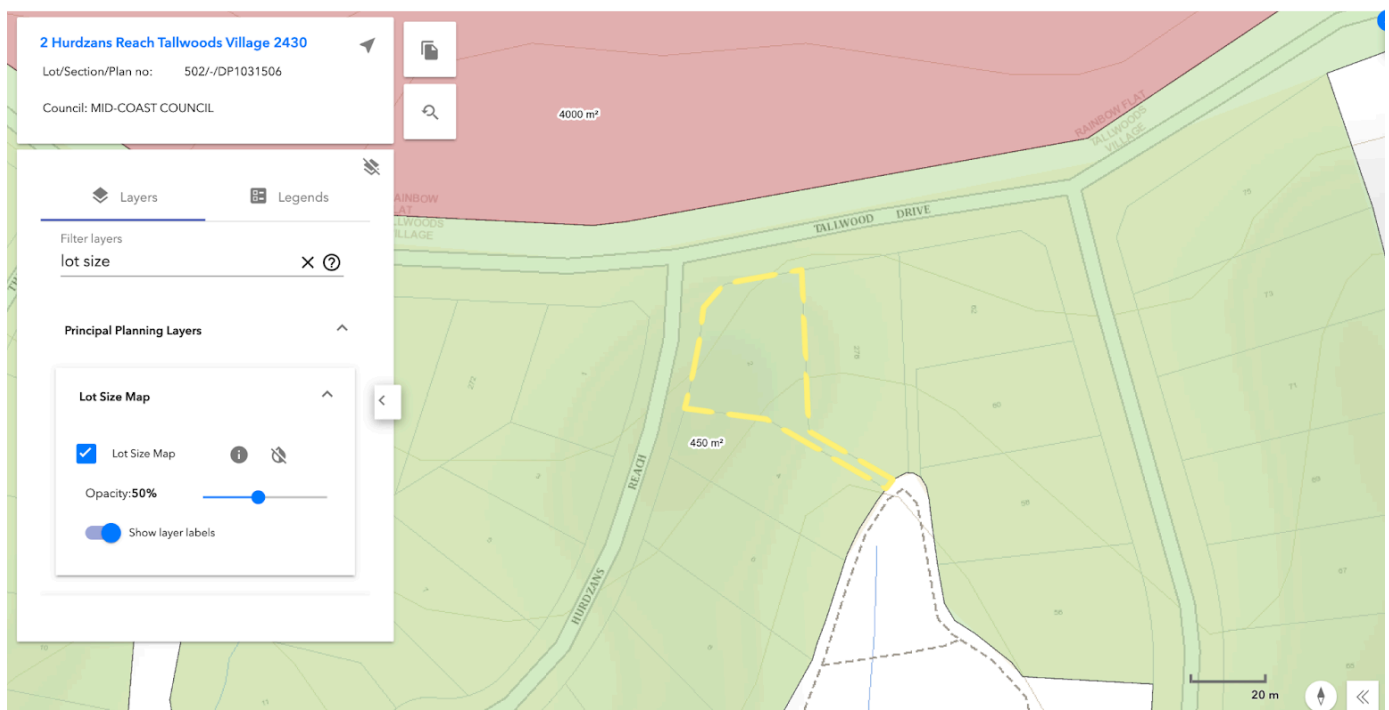
PART 2 - PERMITTED AND PROHIBITED DEVELOPMENT


Legislative Item/s	Proposal Response & Compatibility
<p>2.1 Land use zones</p> <p>The land use zones under this Plan are as follows—</p> <p>Rural Zones [redacted - not applicable]</p> <p>Residential Zones</p> <ul style="list-style-type: none"> • R1 General Residential • R2 Low Density Residential • R5 Large Lot Residential <p>Employment Zones [redacted - not applicable]</p> <p>Mixed Use Zones [redacted - not applicable]</p> <p>Recreation Zones [redacted - not applicable]</p> <p>Conservation Zones [redacted - not applicable]</p> <p>Waterway Zones [redacted - not applicable]</p>	<p>No. 2 Hurzdans Reach is identified on the Greater Taree Zoning maps as being <i>R1 General Residential</i>.</p> <p>The objectives for this Zone - and therefore applicable to the proposed development - are described below.</p>






Legislative Item/s	Proposal Response & Compatibility	
2.2 Zoning of land to which Plan applies For the purposes of this Plan, land is within the zones shown on the Land Zoning Map.	The relevant section of this Map is shown above, applying the conditions of this Clause to the proposed development at No. 2 Hurzdans Reach .	✓
2.3 Zone objectives and Land Use Table (1) The Land Use Table at the end of this Part specifies for each zone— (a) the objectives for development, and	As described in the relevant section of this report, below, the proposal is entirely compatible with the objectives for development in the R1 General Residential Zone.	✓
(b) development that may be carried out without development consent, and	As noted in the relevant section of this report, below, the development application for the proposal at No. 2 Hurzdans Reach seeks consent for all works documented and does not omit from the application works which may be carried out without consent in order to present a comprehensive representation of the scheme, it's intent and its performance.	✓
(c) development that may be carried out only with development consent, and	As described in the relevant section below, the proposed development at No. 2 Hurzdans Reach is permitted with the approval of the Consent Authority (Council).	✓
(d) development that is prohibited.	As noted in the relevant section of this report, below, the proposed development at No. 2 Hurzdans Reach does not include any prohibited or unspecified items.	✓
2.4 Unzoned land [redacted] not applicable to the proposed development	[omitted] not applicable to the proposed development	
2.5 Additional permitted uses for particular land [redacted] not applicable to the proposed development	[omitted] not applicable to the proposed development	
2.6 Subdivision—consent requirements (1) Land to which this Plan applies may be subdivided, but only with development consent.	As noted in the relevant section of this report, below, the development application for the proposal at No. 2 Hurzdans Reach seeks consent for all works documented and does not omit from the application works which may be carried out without consent in order to	✓

<p>(2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.</p>	<p>present a comprehensive representation of the scheme, it's intent and its performance. See calculations below:</p> <p>Minimum Lot Size Specified = 450sqm</p> <p>Proposed Lot A = ~ 549.2sqm = greater than 450sqm = complies</p> <p>Proposed Lot B = ~ 505.8sqm = greater than 450sqm = complies</p> <p>See map below:</p>	
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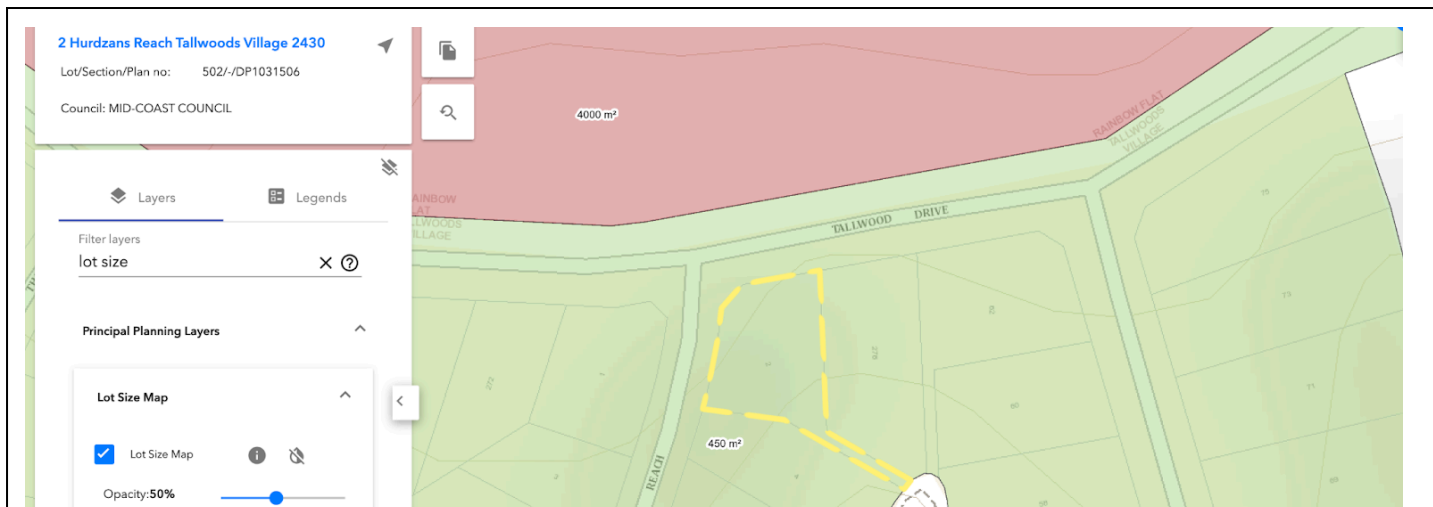



<p>2.7 Demolition requires development consent</p> <p>The demolition of a building or work may be carried out only with development consent.</p>	<p>Despite the site being a vacant, undeveloped lot, the development application for the proposal at No. 2 Hurzdans Reach seeks consent for all works documented and does not omit from the application works which may be carried out without consent in order to present a comprehensive representation of the scheme, it's intent and its performance.</p>	
<p>2.8 Temporary use of land [redacted] not applicable to the proposed development</p>	<p>[omitted] not applicable to the proposed development</p>	



<p>2.9 Canal estate development prohibited [redacted] not applicable to the proposed development</p>	<p>[omitted] not applicable to the proposed development</p>
LAND USE TABLE	
1 Objectives of zone	Proposal Response & Compatibility
<ul style="list-style-type: none"> To provide for the housing needs of the community. 	<div> <p>The proposal supports this objective by providing additional housing stock that is also an alternative to the traditional single-dwelling house that is financially out of reach for many families.</p> <p>By providing a more affordable housing option without compromising the available amenity, or to the detriment of the urban environment, the proposal supports the growth of the community and ensures that a variety of housing types are available to suit all demographics, family types and financial capacities.</p> <p>Multi-generational communities are better supported against adverse economic conditions, strengthening them and giving them greater longevity. This is all key to the resilience and sustainability of healthy, happy and prosperous communities.</p> </div> <div>✓</div>
<ul style="list-style-type: none"> To provide for a variety of housing types and densities. 	<p>In addition to the benefits described above, the proposal diversifies the housing stock and density types available in the area, maximising the potential of the generous site area attributed to No. 2 Hurzdans Reach in a way that is entirely compatible with its context. The proposed development is a sensitive and responsible way of increasing the density of the Tallwoods Village area, without compromising the village-feel, and enabling a greater number of people to enjoy the lifestyle offered here.</p> <div>✓</div>
<ul style="list-style-type: none"> To enable other land uses that provide facilities or services to meet the day to day needs of residents. 	<p>[omitted] - not applicable to proposed development</p>
<p>2 Permitted without consent</p>	<p>[omitted] - not applicable to proposed development</p>

<p>3 Permitted with consent</p> <p>Advertising structures; Attached dwellings; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Building identification signs; Cemeteries; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health services facilities; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Jetties; Moorings; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Service stations; Serviced apartments; Sewerage systems; Shop top housing; Take away food and drink premises; Tank-based aquaculture; Veterinary hospitals; Water recreation structures; Water supply systems</p>	<p>The proposed development - Dual Occupancy with Torrens Title subdivision - is permitted in the R1 General Residential Zone applicable to No. 2 Hurzdans Reach with consent as per the conditions of this Clause.</p>	
<p>4 Prohibited</p> <p>[redacted] not applicable to the proposed development</p>	<p>[omitted] not applicable to the proposed development</p>	
<p>PART 3 - EXEMPT AND COMPLYING DEVELOPMENT</p>		
<p>[redacted] not applicable to proposed development</p>		
<p>PART 4 - PRINCIPAL DEVELOPMENT STANDARDS</p>		
<p>4.1 Minimum subdivision lot size</p>		
<p>(1) The objectives of this clause are as follows—</p>	<p>Proposal Response & Compatibility</p>	
<p>(a) to encourage the efficient use of land and its resources,</p>	<p>The proposal is compatible with this objective, as it diversifies the housing stock and density types available in the area, maximising the potential of the generous site area attributed to No. 2 Hurzdans Reach in a way that is entirely compatible with its context. This reflects a more efficient use of the land and the availability of resources given the demand for housing in the area.</p>	
<p>(b) to protect and enhance the built and natural environment of Greater Taree City,</p>	<p>The proposal is compatible with this objective, as it does not include any changes to the existing use determined for the site, ensuring the protection of the existing built and natural environments.</p> <p>Additionally, through its exceptional compliance with all applicable development standards, the proposal ensures that it will enhance the surrounding environment and generate positive impacts into the future. These outcomes are detailed throughout the relevant sections of this report.</p>	

(c) to minimise any potential land conflicts.	<p>The proposal is compatible with this objective for the reasons described above;</p> <ul style="list-style-type: none"> - it is in-keeping with the defined land use and does not propose any changes; - the development is specified as a type suitable to the zoning of the area and follows precedent development already completed throughout the Village - The proposal is compliant with all relative amenity and density controls that could cause issues between neighbours, alleviating the potential for conflicts - The high quality of the design is desirable and easily supported 	✓
Criteria	Proposal Response & Compatibility	
(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.	<p>As noted in the relevant section of this report, the development application for the proposal at No. 2 Hurzdans Reach seeks consent for all works documented and does not omit from the application works which may be carried out without consent in order to present a comprehensive representation of the scheme, it's intent and its performance.</p> <p>See below:</p>	✓
(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.	<p>As the proposal is for a Dual Occupancy with Torrens Title, the design includes an equitable split of the site area for each dwelling.</p> <p>Minimum Lot Size Specified = 450sqm</p> <p>Proposed Lot A = ~ 549.2sqm</p> <p>= greater than 450sqm = complies</p> <p>Proposed Lot B = ~ 505.8sqm</p> <p>= greater than 450sqm = complies</p> <p>See map below:</p>	✓



(4) This clause does not apply in relation to the subdivision of any land—	<i>Proposal Response & Compatibility</i>	
(a) [redacted] not applicable to the proposal (b) [redacted] not applicable to the proposal	[omitted] not applicable to the proposed development	
4.1AA Minimum subdivision lot size for community title schemes [redacted] not applicable to development proposed		
4.1A Subdivision of certain residential lots		
<i>Criteria</i>	<i>Proposal Response & Compliance</i>	
Development consent must not be granted to the subdivision of the following land unless the consent authority is satisfied that each lot to be created by the subdivision will be connected to a reticulated water and sewerage system— (a) land in Zone RU5 Village, (b) land in Zone R5 Large Lot Residential that is shown on the Lot Size Map as having a minimum lot size of 4,000 square metres, (c) land in Zone R1 General Residential, (d) land in Zone R2 Low Density Residential.	The proposal is compliant with this condition. The Tallwoods Village subdivision is already provided with reticulated water and sewer which services the subject site.	
4.1B Exceptions to minimum subdivision lot sizes for certain split zones [redacted] not applicable to development proposed		
4.1C Exceptions to minimum subdivision lot size for land in Zone RU1 or C2 [redacted] not applicable to development proposed		
4.1D Exceptions to minimum subdivision lot size for boundary adjustments [redacted] not applicable to development proposed		
4.2 Rural subdivision [redacted] not applicable to development proposed		

4.2A Erection of dwelling houses on land in certain rural and conservation zones [redacted] not applicable to development proposed		
4.2B Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones [redacted] not applicable to development proposed		
4.2C Erection of dual occupancies in Zone RU1 [redacted] not applicable to development proposed		
4.3 Height of Buildings		
(1) The objectives of this clause are as follows—	Proposal Response & Compatibility	
(a) to ensure that the height of a building is appropriate for the site,	<p>The proposal is entirely compatible with these objectives, demonstrated through the compliant maximum heights.</p> <p>Refer to the Architectural Plans for details on the maximum proposed height above natural ground level (NGL).</p> <p>Whilst the maximum proposed height is not compliant with the Height of Buildings Map for the area, the non-compliance is very minimal and does not have any visual impact, nor any adverse outcomes for solar, visual or acoustic amenity as described in the Clause 4.6 Exceptions to Development Standards Report (Building Height) submitted as part of this Development Application.</p> <p>The proposal is still entirely appropriate for the site and is still in character with the surrounding developments.</p>	
(b) to ensure that the height of a building complements the streetscape or rural character of the area in which the building is constructed.		
Criteria	Proposal Response & Compliance	
(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	<p>The proposal generates a minor infringement of the maximum height plane generated by the steepness of the site’s slope and the necessity to provide functional, liveable internal spaces on limited footprints.</p> <p>Refer to the Elevations and Sections provided as part of the Architectural Drawings submitted for this Development Application.</p>	

effect thereby also affecting the internal ceiling heights, floor level heights and required depth of cut and fill on the site.

It was determined to be more sound in strategy to contravene the height above ground level controls than over-excavate and destabilise the site; inseting the development deeper into the landscape would also have numerous “can of worms” impacts on relating the internal floor levels to the natural ground level as effectively as possible. Therefore the decision was made to alter the natural topography as little as possible and use this as the primary criteria for determining appropriate site interventions and architectural design.


A **Clause 4.6 Exceptions to Development Standards Report (Building Height)** has been submitted as part of this Development Application to substantiate the contravention and provide a formal request to vary this development standard in this exceptional case.

4.4 Floor Space Ratio


(1) The objectives of this clause are as follows—	Proposal Response & Compatibility	
(a) to ensure that the density, bulk and scale of development is appropriate for a site,	The proposal is compatible with the objectives of this Clause as illustrated through the highly compatible design when assessed against the relevant legislative criteria and the very high quality architectural and amenity-based outcomes that are generated by the proposed scheme.	✓
(b) to ensure that the density, bulk and scale of development integrates with the streetscape and character of the area in which the development is located.		✓
Criteria	Proposal Response & Compliance	
(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	The proposal is compliant with this performance criteria. Refer to the Calculations for the proposed Dual Occupancy with Torrens Title subdivision at No. 2 Hurzdans Road, under part 4.5 below.	✓



4.5 Calculation of the floor space ratio ad site area

(1) The objectives of this clause are as follows—	Proposal Response & Compatibility	
(a) to define floor space ratio,	[omitted] Compliance demonstrated on Architectural Plans showing FSR calculations.	
(b) to set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios, including rules to— [redacted] demonstrated in calculations provided	[omitted] Compliance demonstrated on Architectural Plans showing FSR calculations and on calculations below.	
Criteria	Proposal Response & Compliance	
(2) Definition of “floor space ratio” [redacted] demonstrated in calculations provided	[omitted] definition	
(3) Site area [redacted] demonstrated in calculations provided	[omitted] Compliance demonstrated on Architectural Plans showing FSR calculations.	
(4) Exclusions from site area [redacted] demonstrated in calculations provided	[omitted] Compliance demonstrated on Architectural Plans showing FSR calculations.	
(5) Strata subdivisions [redacted] Not applicable to development proposed or subject site	[omitted] Not applicable to development proposed or subject site	
(6) Only significant development to be included [redacted] Not applicable to development proposed or subject site	[omitted] Compliance demonstrated on Architectural Plans showing FSR calculations.	
(7) Certain public land to be separately considered [redacted] Not applicable to development proposed or subject site	[omitted] Not applicable to development proposed or subject site	
(8) Existing buildings [redacted] Not applicable to development proposed or subject site	[omitted] The subject site does not contain any existing buildings and therefore this Clause does not apply.	
(9) Covenants to prevent “double dipping” [redacted] Not applicable to development proposed or subject site	[omitted] Not applicable to development proposed or subject site	
(10) Covenants affect consolidated sites (a) [redacted] Not applicable to development proposed or subject site	[omitted] Not applicable to development proposed or subject site	

(b) [redacted] Not applicable to development proposed or subject site		
(11) Definition [redacted] demonstrated in calculations provided	[omitted] definition	
Calculations		
Dwelling A Site Area Proposed = 549.2sqm Permitted FSR = 0.6: 1 Permitted GFA = 329.5 sqm Upper Floor Area = 150 sqm Lower Floor Area = 72 sqm Combined Total Proposed = 322 sqm (7.5sqm under maximum allowance) Resulting FSR = 0.58 : 1 = <u>Complies</u>	Dwelling B Site Area Proposed = 505.8sqm Permitted FSR = 0.6: 1 Permitted GFA = 303.58 sqm Upper Floor Area = 149 sqm Lower Floor Area = 118 sqm Combined Total Proposed = 267 sqm (36.5sqm under maximum allowance) Resulting FSR = 0.52 :1 = <u>Complies</u>	
4.6 Exceptions to development standards		
(1) The objectives of this clause are as follows—	Proposal Response & Compatibility	
(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,	The proposal complies with this condition and invokes this clause due to the complexity of the existing site / conditions, and driven by the proposal’s intent to satisfy zoning, amenity and other consent authority objectives for R1 General Residential housing stock.	
(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.		
Criteria	Proposal Response & Compliance	
(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.	The proposal complies with this condition and invokes this clause due to the complexity of the existing site / conditions.	
(3) Development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that—	The proposal complies with this condition and invokes this clause due to the complexity of the existing site / conditions.	

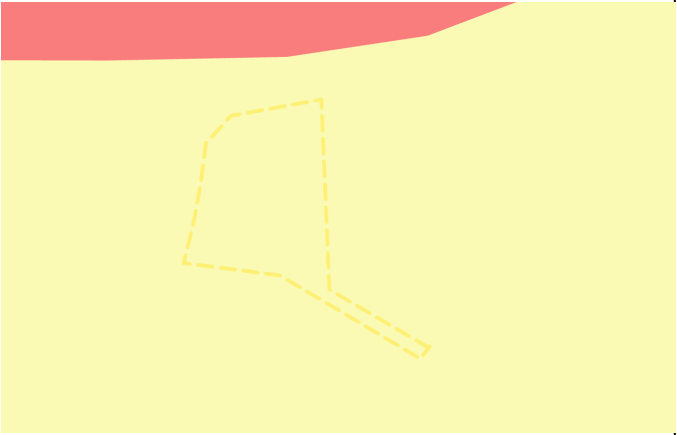

<p>(a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and</p> <p>(b) there are sufficient environmental planning grounds to justify the contravention of the development standard.</p>	<p>Formal written requests have been supplied for the affected clauses:</p> <p>Clause 4.6 (LEP) Reports provided:</p> <ul style="list-style-type: none"> - LEP 4.3 - Height of Buildings <p>Variation Requests (DCP) provided:</p> <ul style="list-style-type: none"> - DCP C4.1.5 - Residential Subdivision (Cut & Fill) - DCP D3.1 - Earthworks (Cut and Fill and Retaining Walls) - DCP H2.2 - Building Height (Floor Levels) - DCP H2.3 - Building Height (Eave Height) - DCP H3.3.4 (Dual Occupancy Driveways) 	
(4) [redacted] consent authority matters		
(5) (Repealed)		
(6) [redacted] not applicable to development proposed		
(7) (Repealed)		
<p>(8) This clause does not allow development consent to be granted for development that would contravene any of the following—</p> <p>(a) a development standard for complying development,</p> <p>(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,</p> <p>(c) clause 5.4, (caa) clause 5.5, (ca) clauses 6.1 and 6.2.</p>	<p>The proposal is compliant with this condition and does not contravene any of the development standards described in this Clause (4.6.8).</p> <p>The proposal's compliance with these conditions is described at length in the body of this report, below, under the relevant sections and also in the BASIX/NaTHERS reporting provided as part of this Development Application.</p>	
PART 5 - MISCELLANEOUS PROVISIONS		
<p>5.2 Classification and reclassification of public land</p> <p>[redacted] not applicable to development proposed</p>		

5.3 Development near zone boundaries [redacted] not applicable to development proposed		
5.4 Controls relating to miscellaneous permissible uses [redacted] not applicable to development proposed		
5.5 Controls relating to secondary dwellings on land in a rural zone [redacted] not applicable to development proposed		
5.6 Architectural roof features [redacted] not applicable to development proposed		
5.7 Development below mean high water mark [redacted] not applicable to development proposed		
5.8 Conversion of fire alarms [redacted] not applicable to development proposed		
5.9 Dwelling house or secondary dwelling affected by natural disaster [Not adopted]		
5.9AA (Repealed)		
5.10 Heritage conservation		
(1) The objectives of this clause are as follows—	<i>Proposal Response & Compatibility</i>	
(a) to conserve the environmental heritage of Greater Taree City,	<p>The proposal is compatible with this objective of the Greater Taree Local Environmental Plan.</p> <p>As a new building in a contemporary subdivision it is not located within the zone of influence of any environmentally significant places, items or instances and therefore has no bearing on the environmental heritage of the area.</p> <p>As the development has no impact upon them, its presence passively protects these instances, satisfying this objective.</p>	✓
(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,	<p>The proposal is compatible with this objective of the Greater Taree Local Environmental Plan.</p> <p>As a new building in a contemporary subdivision it is not located within the zone of influence of any heritage items or</p>	✓


	<p>conservation areas, and has no bearing on any outlooks or aspects of these instances.</p> <p>As the development has no impact upon them, its presence passively protects these instances, satisfying this objective.</p>	
(c) to conserve archaeological sites,	<p>The proposal is compatible with this objective of the Greater Taree Local Environmental Plan.</p> <p>The site has not been identified as being of archeological significance, nor within the zone of influence of any such sites.</p> <p>As the development has no impact upon them, its presence passively protects these instances, satisfying this objective.</p>	✓
(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	<p>The proposal is compatible with this objective of the Greater Taree Local Environmental Plan.</p> <p>The site has not been identified as containing any significant indigenous artefacts, or being a place of indigenous heritage or significance.</p> <p>As the development has no impact upon them, its presence passively protects these instances, satisfying this objective.</p>	✓
(2) Development consent is required for any of the following—	<i>Proposal Response & Compliance</i>	
<p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—</p> <ul style="list-style-type: none"> (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area, 	<p>The proposal is compliant with this condition of the Greater Taree Local Environmental Plan.</p> <p>As described above, the subject site is not a part of, does not contain and is not adjacent to any significant heritage items of any nature.</p> <p>Proposed is a new building in a contemporary subdivision that is not located within the zone of influence of any items, objects, relics or areas specified in this Clause.</p>	✓



	Additionally, all works included in the documentation for this proposed Development Application seek development consent.	
(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,	<p>The proposal is compliant with this condition of the Greater Taree Local Environmental Plan.</p> <p>As described above, the subject site is not a part of, does not contain and is not adjacent to any significant heritage items of any nature.</p> <p>Proposed is a new building in a contemporary subdivision that is not located within the zone of influence of any items, objects, relics or areas specified in this Clause.</p> <p>Additionally, all works included in the documentation for this proposed Development Application seek development consent.</p>	✓
(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,	<p>The proposal is compliant with this condition of the Greater Taree Local Environmental Plan.</p> <p>At the time of writing there is no knowledge of any archaeological sites or undiscovered relics within the zone of influence of the site and proposed works. Preliminary investigations and precedent development suggest - in good faith - that the site is suitable for development without detriment to any archaeological assets.</p>	✓
(d) disturbing or excavating an Aboriginal place of heritage significance,	<p>The proposal is compliant with this condition of the Greater Taree Local Environmental Plan.</p> <p>At the time of writing there is no knowledge of any indigenous sites or undiscovered relics within the zone of influence of the site and proposed works. Preliminary investigations and precedent development suggest - in good faith - that the site is suitable for development without detriment to any indigenous assets.</p>	✓
(e) erecting a building on land— (i) [redacted] (ii) [redacted]	Omitted; not applicable to subject site as discussed above.	

(f) subdividing land— (i) [redacted] (ii) [redacted]	Omitted; not applicable to subject site as discussed above.
(3) When consent is not required However, development consent under this clause is not required if— (a) [redacted] (b) [redacted] (c) [redacted] (d) [redacted]	Omitted; not applicable to subject site as discussed above. However, all works included in the documentation for this proposed Development Application seek development consent.
(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned.	Omitted; not applicable to subject site as discussed above. However, all works included in the documentation for this proposed Development Application seek development consent.
(5) Heritage assessment [redacted] not applicable to the subject site as discussed above.	
(6) Heritage conservation management plans [redacted] not applicable to the subject site as discussed above.	
(7) Archaeological sites [redacted] not applicable to the subject site as discussed above.	
(8) Aboriginal places of heritage significance [redacted] not applicable to the subject site as discussed above.	
(9) Demolition of nominated State heritage items [redacted] not applicable to the subject site as discussed above.	
(10) Conservation incentives [redacted] not applicable to the subject site as discussed above.	
5.11 Bush fire hazard reduction	
Requirements for Consent	Proposal Response & Compliance

<p>Bush fire hazard reduction work authorised by the Rural Fires Act 1997 may be carried out on any land without development consent.</p> <p>Note— The Rural Fires Act 1997 also makes provision relating to the carrying out of development on bush fire prone land.</p>	 <p>As per the Bushfire Prone Land map included above, the subject site is affected by bushfire conditions and therefore is subject to more intensive bushfire hazard reduction works than unaffected areas. This is recognised and the design reflects the Bushfire Prone zoning as documented throughout this report and across the Architectural Plans.</p> <p>Additionally, as per the conditions of this Clause the proposal requires approval under the conditions of the Rural Fires Act 1997, as addressed in the relevant sections of this report.</p> <p>A Bushfire Risk Assessment Report has also been provided with the Development Application documentation.</p>	
5.12 Infrastructure development and use of existing buildings of the Crown [redacted] not applicable to development proposed		
5.13 Eco-tourist facilities [redacted] not applicable to development proposed		
5.14 Siding Spring Observatory—maintaining dark sky [Not adopted]		
5.15 Defence communications facility [Not adopted]		
5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones [redacted] not applicable to development proposed		
5.17 Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations		

[redacted] not applicable to development proposed
5.18 Intensive livestock agriculture [redacted] not applicable to development proposed
5.19 Pond-based, tank-based and oyster aquaculture [redacted] not applicable to development proposed
5.20 Standards that cannot be used to refuse consent—playing and performing music [redacted] not applicable to development proposed
5.21 Flood planning [redacted] not applicable to development proposed
5.22 Special flood considerations [Not adopted]
5.23 Public bushland [Not adopted]
5.24 Farm stay accommodation [redacted] not applicable to development proposed
5.25 Farm gate premises [redacted] not applicable to development proposed
Part 6 URBAN RELEASE AREAS [redacted] not applicable to development proposed
Part 7 ADDITIONAL LOCAL PROVISIONS [redacted] not applicable to development proposed
7.1 Acid sulfate soils

Objective	Proposal Response & Compatibility	
1. The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.	As reflected on the Map below, the subject site is unaffected by Acid Sulfate soil conditions and therefore any works will not result in the disturbance of such soil or any subsequent environmental damage.	✓
		
Consent Requirement	Proposal Response & Compliance	
(2) Development consent is required for the carrying out of works described in the Table to this sub clause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.	The proposal complies with the conditions of this LEP Clause 7.1.	✓
(3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.	Despite being unaffected by Acid Sulfate Soil conditions, all works specified in the documentation submitted for this proposal are subject to assessment and consent conditions, and seek development consent.	✓
(4) Despite subclause (2), development consent is not required under this clause for the carrying out of works if— (a)[redacted] (b)[redacted]	The proposal complies with the conditions of this LEP Clause 7.1. All works specified in the documentation submitted for this proposal are subject to assessment and consent conditions, and seek development consent.	✓
(5) Despite subclause (2), development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power)— (a)[redacted] (b)[redacted] (c)[redacted]	As above, the proposal complies with the conditions of this LEP Clause 7.1. All works specified in the documentation submitted for this proposal are subject to assessment and consent conditions, and seek development consent.	✓

<p>(6) Despite subclause (2), development consent is not required under this clause to carry out any works if—</p> <p>(a)[redacted] (b)[redacted]</p>	<p>As above, the proposal complies with the conditions of this LEP Clause 7.1.</p> <p>All works specified in the documentation submitted for this proposal are subject to assessment and consent conditions, and seek development consent.</p>	
7.2 (Repealed)		
7.3 Earthworks		
Objectives	Proposal Response & Compatibility	
<p>(a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,</p>	<p>The proposal is compatible with the objectives of this LEP Clause 7.3.</p> <p>All earthworks specified in the documentation submitted for this proposal are subject to assessment and consent conditions, and seek development consent.</p> <p>As discussed above the proposal is a new building in a contemporary subdivision that is not located within the zone of influence of any heritage items or conservation areas, and has no bearing on any outlooks or aspects of these instances.</p> <p>At the time of writing there is no knowledge of any indigenous sites or undiscovered relics within the zone of influence of the site and proposed works. Preliminary investigations and precedent development suggest - in good faith - that the site is suitable for development without detriment to any indigenous assets.</p> <p>Additionally, at the time of writing there is no knowledge of any archaeological sites or undiscovered relics within the zone of influence of the site and proposed works. Preliminary investigations and precedent development suggest - in good faith - that the site is suitable for development without detriment to any archaeological assets.</p> <p>The proposal is entirely compatible with its context as described throughout this report.</p>	
<p>(b) [redacted]</p>	<p>Omitted: not applicable to the subject site as discussed above.</p>	

<i>Consent Exemption Criteria</i>	<i>Proposal Response & Compliance</i>	
(2) Development consent is required for earthworks unless— (a) [redacted] (b) [redacted]	As above, the proposal complies with the conditions of this LEP Clause 7.3. All earthworks specified in the documentation submitted for this proposal are subject to assessment and consent conditions, and seek development consent.	✓
<i>Consent Authority Considerations</i>	<i>Proposal Response & Compliance</i>	
(3) Before granting development consent for earthworks, the consent authority must consider the following matters— (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,	The proposal is compatible with the objectives of this LEP Clause 7.3. The proposal and all relevant earthworks have been designed in accordance with the site geology and topography to ensure complete compatibility with these conditions.	✓
(b) the effect of the proposed development on the likely future use or redevelopment of the land,	The proposal reflects the existing context and desired future character for Tallwoods Village as a residential area, and is entirely residential in nature.	✓
(c) the quality of the fill or the soil to be excavated, or both,	The contemporary nature of the subdivision and the previously-undisturbed nature of the environment ensure that the cut and fill soil quality is very high and free from pollutants.	✓
(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,	The proposal has been designed to reflect and respond considerably to neighbouring properties as demonstrated throughout the relevant sections of this report and detailed on the Development Application Architectural Drawings.	✓
(e) the source of any fill material and the destination of any excavated material,	The source and destination details of any site materials including fill or excavated matter will be detailed as appropriate at the Construction Certificate Stage as per the Primary Contractor.	✓
(f) the likelihood of disturbing relics,	As discussed throughout Section 5.10 of this report, above, the proposal is not likely to cause any disturbance to any relics either on site or nearby.	✓

(g) proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.	The subject site is not identified as being within the zone of influence for any of the items or environments described in this clause. However, all relevant water quality and environmental measures specified in the Greater Taree LEP and DCP have been addressed by the proposal as documented in the relevant sections of this report and detailed on the Development Application Architectural Drawings.	✓
7.4 Airspace operations [redacted] not applicable to development proposed		
7.5 Development in areas subject to aircraft noise [redacted] not applicable to development proposed		
7.6 Development on land proposed to be acquired by the Council [redacted] not applicable to development proposed		
7.7 Development for farm stay accommodation [redacted] not applicable to development proposed		
7.8 Subdivision of land at Brimbin in Zone RU4 [redacted] not applicable to development proposed		
7.9 Subdivision of land at Brimbin in Zone C4 [redacted] not applicable to development proposed		
7.10 Use of certain land at Denison Street and Emerton Close, Cundletown [redacted] not applicable to development proposed		
7.11 Essential services		
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—	Despite the subject lot being undeveloped land in a new residential subdivision, there are already established homes in the area that are connected to the services described in this Clause 7.11. These essential services are available and more than adequate to accommodate the proposed development which is of a compatible type and scale prescribed for the area.	
(a) the supply of water,	Reticulated water available to the site.	✓
(b) the supply of electricity,	Electricity supply provided underground and available to the site.	✓

(c) the disposal and management of sewage,	Sewer infrastructure existing and available to the site.	✓
(d) stormwater drainage or on-site conservation,	Stormwater infrastructure existing and available to the site.	✓
(e) suitable road access.	<p>The site is suitably accessed via Hurzdans Reach and Cape View Way, sealed roads servicing a number of properties and designed to accommodate residential development of all kinds. Both streets are some of the primary streets in Tallwoods Village, constructed during the original land subdivision to create the suburb.</p> <p>Given the proposed development type being compatible with the area, it is deemed to have suitable road access.</p>	✓

7.12 Events permitted without development consent

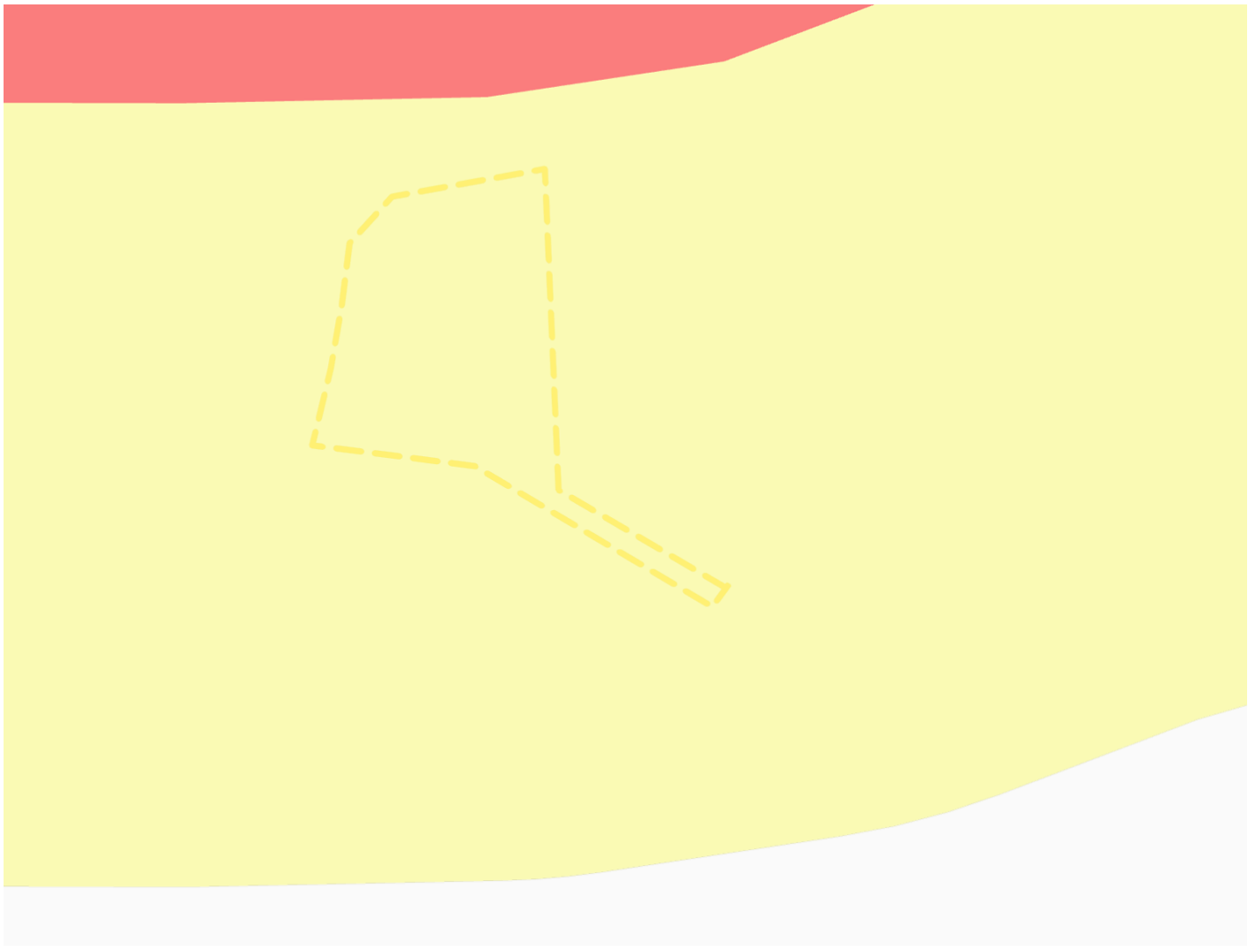
[redacted] not applicable to development proposed

Greater Taree Development Control Plan 2010

Part C - Subdivision Requirements

C1. Subdivision

Objectives	Proposal Response & Compatibility	
A. Encourage the efficient use of land;	The subdivision proposed as part of this Development Application is compatible with this Clause as it is able to provide two (2) dwellings at the prescribed density for the zone on a singular site.	✓
A. Protect and enhance the built and natural environment of the Greater Taree local government area;	The proposal is compatible with this objective through the high architectural design quality and standards of environmental and amenity-focused performance incorporated into the dwelling.	✓
B. Protect the amenity of existing development by ensuring a high standard of design and construction in new subdivisions;	As described above, the proposal has been designed to an extremely high standard in all ways, and reflects the contemporary nature of the Tallwoods subdivision, including existing developments that have been recently built.	✓
C. Ensure that all subdivisions and the potential impacts of such subdivisions and subsequent development take account of the principles of environmental sustainability;	As described throughout this report, the proposal is compatible with these objectives as demonstrated by the highly compliant design across all areas, but particularly in regard to environmental performance, energy efficiency and appropriate response to context.	✓
D. Encourage solar efficient subdivision designs that will assist in ensuring that subsequent development is significantly more energy efficient than conventional development;	Sustainability practices are incorporated into the design at all levels, as demonstrated throughout the relevant sections of this report and as per the Architectural Drawings.	✓
E. Encourage the implementation of environmental buffers and provide opportunities for repair and enhancement of natural systems, especially on land previously degraded;	All required environmental protection measures are fulfilled if not exceeded. Refer to the relevant sections below.	✓
F. Ensure that subdivision and housing take account of physical constraints such as bushfire, flooding, landslip etc;	Due to the scope of the subdivision being a Torrens Title subdivision of a single site containing an attached dual occupancy in a residential area, physical constraints can be addressed at a localised level with strategies unique to the site and/or dwelling.	✓

	<p>The subject site is identified as Bushfire Prone, and the recommendations for the development have been provided in a Bushfire Risk Assessment report supplied as part of this Development Application. The mitigation measures will be largely construction/material based.</p> <p>The site is not subject to flooding or identified as particularly at risk of landslip despite the slope of the site.</p>	
		
<p>G. Ensure adequate vehicular access from the gazetted public road system to each new lot;</p>	<p>As above, the scope of the subdivision is very limited, therefore the existing sealed roads of the Tallwoods Village area provide suitable access to and from each lot of the proposed subdivision.</p>	<p>✓</p>

H. Ensure all proposed lots are suitably proportioned and physically capable of development;	The subject site has already been suitably subdivided into its current shape and size during the overall subdivision of Tallwoods Village, being deemed suitable for residential development of an R1 (General Residential) designation. Dual Occupancies are permitted with Development Consent in R1 zones, with the consent being based on merit and performance against the relevant legislative criteria. The positive performance of this proposal is described throughout this report, emphasising the development's suitability for the site and vice versa.	✓
I. Establish a consistent and coordinated approach to the creation of residential, rural residential, rural, environmental, and commercial and industrial lots throughout the Greater Taree LGA, which ensures each lot is provided with an appropriate level of services, access and amenity, including solar access, privacy, landscaping;		✓
J. Protect cultural resources (places of cultural and environmental heritage value) from land use or management practices which may lead to their degradation or destruction.	The proposal does not affect any cultural resources described in this Clause, and therefore passively protects them.	✓
C2. Introduction Redacted - introduction		
C2.1 General design principles		
Primary Considerations	Proposal Response & Compatibility	
In determining the suitability or otherwise of any subdivision application, considerations of the following matters are important:	As described above, the subject site has already been suitably subdivided into its current shape and size during the overall subdivision of Tallwoods Village, being deemed suitable for residential development of an R1 (General Residential) designation. Dual Occupancies are permitted with Development Consent in R1 zones, with the consent being based on merit and performance against the relevant legislative criteria. The positive performance of this proposal is described throughout this report, emphasising the development's suitability for the site and vice versa.	✓
A. Slope and orientation of land;		✓
B. Considered orientation of allotments;		✓
C. Configuration of the land to ensure future usability;	The risk of bushfires has already been considered, assessed and had recommendations provided as described in the Bushfire Risk Assessment report submitted as part of this Development Application.	✓
D. Hazards such as soil stability, flooding, erosion and bushfires;		✓

E. Opportunities for solar and daylight access to future development;	The positive performance of this proposal is described throughout this report, emphasising the development's suitability for the site and vice versa.	✓
F. Design of roads, access ways and individual site access;	As described above, already determined prior to this Development Application.	✓
G. Retention of special qualities or features such as trees and views;	These qualities are unique to the individual site and are reflected in the details of the architectural design and building performance.	✓
H. The scenic quality of the landscape, including protection of dominant ridge lines and hilltops, or other visually prominent locations;	These qualities are described in detail in the relevant sections of this report discussing views, outlooks, vegetation, topography and other matters of site context. Please refer to the relevant section.	✓
I. Protection of character of existing waterways;	The proposal does not pose any threat to the character or qualities of any existing waterways.	✓
J. Availability of services and utilities;	As described above, already determined prior to this Development Application. Utility and service infrastructure is existing and adequately supports the development type.	✓
K. Provision of adequate site drainage;	At a utilities and public-services level, these provisions have already been put in place during the original development of Tallwoods Village as a new residential subdivision. As the scale of the proposed development subject of this Application, the site drainage proposed has been designed to tie into the public infrastructure. Specific details will be provided at the Construction Certificate stage to reflect the final scheme approved under DA.	✓
L. Provision of public open space;	Not applicable to the scope of this proposal.	
M. Possible need to retain existing subdivision character;	As described above, already determined prior to this Development Application.	✓
N. Heritage and archaeological conservation;	As described in the report above, the proposal does not have any impact on any archeological or environmental heritage.	✓

O. Adequacy of each site considering the proposed use and relevant development standards such as set backs, car parking, landscaping etc;	<p>As described above, the subject site has already been suitably subdivided into its current shape and size during the overall subdivision of Tallwoods Village, being deemed suitable for residential development of an R1 (General Residential) designation.</p> <p>Dual Occupancies are permitted with Development Consent in R1 zones, with the consent being based on merit and performance against the relevant legislative criteria.</p> <p>The positive performance of this proposal is described throughout this report, emphasising the development's suitability for the site and vice versa.</p>	✓
P. The relationship of the subdivision layout to adjacent land suitable for subdivision;	As described above, already determined prior to this Development Application.	✓
Q. Enhancement of existing or future subdivision and village character;	<p>The positive contributions to the desired character of the Tallwoods Village made by the development proposal are described throughout the relevant sections of this report.</p> <p>The proposal offers numerous positive outcomes for the area and the community.</p>	✓
R. Location of boundaries along natural features such as drainage lines where appropriate in order to minimise the likelihood of soil erosion.	As described above, already determined prior to this Development Application.	✓
C2.2 Application Redacted		
C2.1 Approval Process Redacted		
C3. General requirements		
C3.1 Site hazards		
Objectives	Proposal Response & Compatibility	
To ensure adequate assessment of any risks to development are identified and responded to at the Development Application stage, including minimising;	Preliminary assessment of the site as both a new lot within a subdivision (Tallwoods Village) and as a residential development site (this DA) did not identify any unusual or excessive risks	✓

	to the site or of developing the site - with the exception of bushfire as noted below.	
A. The risk of periodic inundation or flooding to development;	Site not identified as “at risk” of flooding.	✓
B. The risk of damage to urban development due to unstable ground conditions;	Site not identified as “at risk” of landslip or being subject to unstable ground conditions that cannot otherwise be mitigated through construction practices suitable for residential development.	✓
C. The risk of damage to urban development from coastal hazards including transmigration, coastal erosion and/or climate change;	Site not identified as “at risk” of detriment by coastal hazards of any kind with the exception of climate change which, by nature, applies to all developments in all places.	✓
D. Adverse impacts of urban development such as soil erosion;	As a residential development with prerequisite landscaping and soil management part of the approval process, the potential for soil erosion is limited and otherwise appropriately managed,	✓
E. The exposure of development to bush fire;	As per the map included, No. 2 Hurzdans Reach is identified as Bushfire Prone Land. As described throughout this report, this risk is mitigated through the architectural design and suitable construction materials and methodologies.	✓
F. Exposure to any other risk including toxic waste etc;	Site not identified as “at risk” of detriment by toxic waste or any other exposure.	✓
G. Any potential risk for air safety in areas near airports.	Site not identified as “at risk” regarding airspace operations.	✓
Performance criteria	Proposal Response & Compliance	
1. Where roads and other engineering works are to be carried out, engineering plans must be lodged with the application.	Though large scale and roadwork engineering is not proposed, structural engineering works are proposed as required to fully document the design intent for this Dual Occupancy Development Application and have been provided as appropriate.	✓
2. Should the subdivision be likely to have an impact on any threatened species,	Site not identified as a significant habitat or otherwise ecologically valuable area and has	✓

populations or ecological communities, a Species Impact Statement will be required.	been designated as part of the Tallwoods Village subdivision for residential development.	
3. Where native vegetation is to be impacted, an ecological assessment, carried out by a qualified ecologist, is to be submitted with the application and the relevant approvals are to be sought.		✓
4. Where a subdivision proposal is located on bushfire prone land, the applicant shall comply with Planning for Bushfire Protection Guidelines produced by the NSW Rural Fire Service.	<p>As shown on the map below, the subject site is identified as Bushfire Prone Land and subject to the controls and guidelines described in this Clause.</p> <p>This compliance is detailed throughout the body of this report and in the Bushfire Risk Assessment report findings and recommendations. Compliance notes are also provided on the Architectural Plans.</p>	✓
5. Where a subdivision proposal requires an on-site sewerage management system to dispose of effluent the applicant shall comply with the Development Assessment Framework in Appendix E.	<p>At a utilities and public-services level, these provisions have already been put in place during the original development of Tallwoods Village as a new residential subdivision.</p> <p>As the scale of the proposed development subject of this Application, the site drainage proposed has been designed to tie into the public infrastructure.</p> <p>Specific details will be provided at the Construction Certificate stage to reflect the final scheme approved under DA.</p>	
6. The establishment of asset protection zones within environmental zones shall be avoided.	This is not proposed.	✓
7. Where a subdivision proposal is on land identified as being potentially subject to landslip, the applicant shall engage a geotechnical consultant to prepare a report on the viability of subdividing the land and, if viable, provide recommendations as to the siting, the type of buildings and waste water treatment systems which could be permitted on the subject land.	As described above, the site is not identified as “at risk” of landslip or being subject to unstable ground conditions that cannot otherwise be mitigated through construction practices suitable for residential development.	




8. In areas suspected to contain contaminated land, Council may require the completion of a preliminary site investigation prior to considering an application to subdivide [.]	As described above, the site is not identified as “at risk” of detriment by toxic waste or any other exposure.
9. In areas subject to flooding and inundation, subdivision of land will not be permitted where any lot to be created will be fully inundated by a 1% flood and the creation of such a lot will create potential for increased intensity of development on flood prone land [.]	As described above, the site is not identified as “at risk” of flooding.
10. In areas subject to coastal hazard, subdivision design shall take into account the likelihood of short and long-term coastal recession, and dune transmigration	As above, the site is not identified as “at risk” of detriment by coastal hazards of any kind with the exception of climate change which, by nature, applies to all developments in all places.
11. Development within the vicinity of Taree Airport shall take into account the potential impact of the height limitations and aircraft noise on development.	Not applicable to the subject site.

C3.2 Road design and construction

[redacted] not applicable to development proposed

C3.3 Filling and levelling

<i>Objectives</i>	<i>Proposal Response & Compatibility</i>	
A. Minimise the impacts of cutting and filling on natural and built environments.	<p>Despite being numerically non-compliant in some instances the cut and fill included in the proposed development <i>does</i> reflect conscious decisions to minimise the impacts of cutting and filling on the site and surrounds, across both the natural and built environments.</p> <p>The Tallwoods Village and surrounding Mid Coast mountainous region attribute much of their desirability to the views and environments available to residents of the hilly and elevated townships. However this also encapsulates the difficulty of living here; building effective housing solutions often requires extensive site works (as in the case of No. 2 Hurzdans Reach) or unique architectural solutions to geotechnical hurdles.</p>	✓

	<p>In order to make the most of the lifestyle opportunities available to the site, and to provide additional, diversified housing stock for the community as per the Aims of both the LEP and DCP, the site has necessitated architectural outcomes that are unaligned with some of the numerical controls of this Clause, but completely in-line with the objective aims and lifestyle-based criteria.</p> <p>This is described in-depth below.</p>	
<i>Performance criteria</i>	<i>Proposal Response & Compliance</i>	
1. Siteworks are to be planned to allow topsoil to be stripped, stockpiled and reused on the site. No soil is to be removed from the site without consent.	<p>Sitework planning will reflect the approved design scheme and provisions will be detailed and demonstrated at the Construction Certificate Stage. All works as documented in this Development Application are subject to, and seek, Council approval and will meet the relevant criteria specified in this Clause and others.</p> <p>Refer to the Documentation Package in its entirety for details.</p>	
2. Filling and levelling shall not adversely affect adjoining land and shall be carried out to Council's satisfaction, as indicated on approved engineering plans.	<p>As described above, sitework including filling and levelling will be detailed at the Construction Certificate stage once a design scheme receives Development Approval.</p> <p>All works as documented in this Development Application are subject to, and seek, Council approval and will meet the relevant criteria specified in this Clause and others, including provision of suitable engineering plans.</p> <p>Refer to the Documentation Package in its entirety for details.</p>	
3. The quality laying and compaction of fill will be required to meet Council's engineering standards. Geotechnical certification may be required to indicate compliance with Council's engineering	<p>As described above, sitework including filling and levelling will be detailed at the Construction Certificate stage once a design scheme receives Development Approval.</p>	

standards and relevant Australian Standards.	<p>All works as documented in this Development Application are subject to, and seek, Council approval and will meet the relevant criteria specified in this Clause and others, including provision of suitable engineering plans.</p> <p>Refer to the Documentation Package in its entirety for details.</p>	
4. Levels shall generally be adjusted so that lots drain to the street and/or the stormwater drainage system. Where required, a system of inter-allotment drainage shall be installed to prevent ponding of water, or intensification of runoff onto adjacent land.	The proposal has been designed to integrate into the stormwater drainage system infrastructure for Hurzdans Reach and Tallwood Drive provided as part of the original subdivision of land to form the Village. The proposed stormwater reflects the necessary engineering to connect into this mains system.	✓
5. Cutting and filling should be planned to minimise damage or disturbance to existing vegetation.	The proposal is compliant with this condition; refer to the Sections provided as part of this Development Application.	✓
6. Erosion control and sediment control principles shall be implemented in accordance with Part G of this DCP.	The proposal is compliant with this condition; refer to the Erosion and Sediment Control Plan submitted as part of this Development Application.	✓
C3.4 Services		
Objectives	Proposal Response & Compatibility	
A. Provide public utilities to each allotment, generally within road reserves, in an efficient and cost-effective manner;	The scope of the proposed subdivision is a Torrens Title subdivision of an attached dual occupancy in a residential area, and as such these public utilities are already existing in the road reserve.	✓
B. Maximise the opportunities for shared (common) trenching and reduced restrictions on landscaping within road reserves;	As described above, the scope of the proposed subdivision is a Torrens Title subdivision of an attached dual occupancy in a residential area, and as such these public utilities are already existing in the road reserve.	✓
C. Ensure rural, residential, industrial and commercial areas are adequately serviced in a timely, cost-effective, coordinated and efficient manner.	As described above, the scope of the proposed subdivision is a Torrens Title subdivision of an attached dual occupancy in a residential area,	✓

	and as such these public utilities are already existing in the road reserve.	
<i>Performance criteria</i>	<i>Proposal Response & Compliance</i>	
1. All lots to be created in unsewered areas [redacted-not applicable]	[omitted] the site is not unsewered As described above, the scope of the proposed subdivision is a Torrens Title subdivision of an attached dual occupancy in a residential area, and as such these provisions are already existing.	
2. Reticulated water and sewerage services shall be provided to all lots [redacted-not applicable]	[omitted] these provisions are existing As described above, the scope of the proposed subdivision is a Torrens Title subdivision of an attached dual occupancy in a residential area, and as such these provisions are already existing.	
3. In Rural, Environmental and R5 Large Lot Residential areas [redacted-not applicable]	[omitted] not applicable to the site As described above, the scope of the proposed subdivision is a Torrens Title subdivision of an attached dual occupancy in a residential area, and as such these provisions are already existing.	
4. Reticulated electricity supply shall be made available to all lots. [redacted-not applicable]	[omitted] these provisions are existing As described above, the scope of the proposed subdivision is a Torrens Title subdivision of an attached dual occupancy in a residential area, and as such these provisions are already existing.	
5. Provision of written evidence of compliance [redacted-not applicable]	[omitted] these provisions are existing As described above, the scope of the proposed subdivision is a Torrens Title subdivision of an attached dual occupancy in a residential area, and as such these provisions are already existing.	
6. Compatible public utility services should be [redacted-not applicable]	[omitted] these provisions are existing As described above, the scope of the proposed subdivision is a Torrens Title subdivision of an attached dual occupancy in a residential area, and as such these provisions are already existing.	

<p>7. Adequate buffers should be maintained between utilities and houses</p> <p>[redacted-not applicable]</p>	<p>[omitted] these provisions are existing</p> <p>As described above, the scope of the proposed subdivision is a Torrens Title subdivision of an attached dual occupancy in a residential area, and as such these provisions are already existing.</p>
<p>8. The provision of utility services should not</p> <p>[redacted-not applicable]</p>	<p>[omitted] these provisions are existing</p> <p>As described above, the scope of the proposed subdivision is a Torrens Title subdivision of an attached dual occupancy in a residential area, and as such these provisions are already existing.</p>
<p>C3.5 Drainage</p>	
<p>Objectives</p>	<p>Proposal Response & Compatibility</p>
<p>A. Provide an efficient and effective stormwater system which can be maintained economically;</p>	<p>The proposal is compatible with this objective as demonstrated through the Stormwater engineering provided as part of this Development Application.</p> <p>✓</p>
<p>B. Facilitate the principles of integrated water cycle management and water sensitive urban design;</p>	<p>The proposal is compatible with this objective as reflected in the positive performance against all water management and water sensitive design principles prescribed by the relevant legislation and subsequently addressed in this report and any appropriate supporting documentation.</p> <p>✓</p>
<p>C. Provide a stormwater system which utilises open space in a manner compatible with other uses;</p>	<p>The scope of the proposal being the subdivision of an attached dual occupancy into 2 unique lots via torrens title does not require such intensive infrastructure. This was completed during the original subdivision and creation of Tallwoods Village. The proposal has been designed to tie seamlessly into the existing infrastructure and is compatible with this clause by proxy.</p> <p>✓</p>
<p>D. Control flooding and enable access to allotments, stabilise the land form and control erosion;</p>	<p>As above, the scope of the proposal being the subdivision of an attached dual occupancy into 2 unique lots via torrens title does not require such intensive infrastructure. This was completed during the original subdivision and</p> <p>✓</p>

	<p>creation of Tallwoods Village. The proposal has been designed to tie seamlessly into the existing flood management infrastructure and is compatible with this clause by proxy.</p> <p>Stabilisation of the landform and erosion/ sediment control is managed through building and landscape design as described in the relevant sections of this report.</p>	
E. Prevent stormwater damage to the built and natural environment;	The proposal is compatible with this objective as described in the relevant sections of this report and per the provided Stormwater engineering plans.	✓
F. Provide overflow paths to convey large stormwater flows to trunk drainage systems;	As above, the scope of the proposal being the subdivision of an attached dual occupancy into 2 unique lots via torrens title does not require such intensive infrastructure. This was completed during the original subdivision and creation of Tallwoods Village. The proposal has been designed to tie seamlessly into the existing stormwater and drainage infrastructure and is compatible with this clause by proxy.	✓
G. Minimise urban run-off pollutants to watercourses;	The site design includes management strategies for all likely generated run-off to help direct this water away from natural watercourses and minimise pollution. The small scale of the development ensures this management is easily achieved by each individual lot and without any intensive interventions extra to that required of a typical dual occupancy.	✓
H. Prevent both short and long term inundation of development;	As above, the site design includes management strategies for all likely surface flows. The small scale of the development ensures this management is easily achieved by each individual lot and without any intensive interventions extra to that required of a typical dual occupancy.	✓

	However the proposed site is subject to topographical protections, being sited at a high point on the hillside.	
I. Prevent risk to human life or property;	As described above, the scale of the proposal is small and safety of all kinds is easily achieved and maintained throughout all stages of the development.	✓
J. Prevent soil erosion and sedimentation.	<p>The proposal is compatible with this objective, with soil erosion and sedimentation principles managed by the building and landscape design, as well as site management strategies during construction.</p> <p>This has been detailed throughout this report, across the architectural plans and in the Site Management plan supplied as part of this Development Application.</p>	✓
Performance criteria	Proposal Response & Compliance	
1. Drainage systems shall be designed and [redacted - not applicable to proposal: as described]	<p>The performance criteria prescribed in this Clause largely applies to new subdivisions of land for future development, and applies less to developments such as the one proposed whereby an existing site is to be further subdivided during construction of a dwelling/s.</p> <p>The scope of the proposal being the subdivision of an attached dual occupancy into 2 unique lots via torrens title does not require such intensive infrastructure to constitute part of the development application as it is existing.</p> <p>This infrastructure was completed during the original subdivision and creation of the Tallwoods Village.</p> <p>The works described in this Clause were approved and developed alongside other existing assets such as potable water, electricity and roadways.</p>	✓
2. The major system must be able to [redacted - not applicable to proposal: as described]		✓
3. Drainage from subdivision sites should be [redacted - not applicable to proposal: as described]		✓
4. Water quality in water courses near [redacted - not applicable to proposal: as described]		✓
5. Drainage systems should be designed so [redacted - not applicable to proposal: as described]		✓
6. Adequate provision should be made for [redacted - not applicable to proposal: as described]		✓
7. Where subdivisions drain either directly or [redacted - not applicable to proposal: as described]		✓

8. Easements to drain water, shall be created [redacted - not applicable to proposal: as described]	The proposal has been designed to tie seamlessly into the existing infrastructure servicing the site and therefore is compliant with these clauses by default. Additional details of the proposed stormwater management for No. 2 Hurzdans Reach is described in the relevant sections of this report and per the provided Stormwater engineering plans.	✓
9. Pump systems will not be permitted for [redacted - not applicable to proposal: as described]		✓
10. Drainage reserves may be required over [redacted - not applicable to proposal: as described]		✓
11. Consideration will be given to the likely [redacted - not applicable to proposal: as described]		✓
12. Works as executed drawings are to be supplied upon completion of works.	The proposal is compliant with this control; works-as-executed drawings to be provided as required.	✓
13. Erosion control and sediment control principles shall be implemented in accordance with Part G of this DCP and details to be provided at the Engineering design stage in accordance with the principles outlined in the publication Managing Urban Stormwater, Soils and Construction issued by the Department of Housing.	All relevant erosion and sediment control practices employed in the proposed development of No. 2 Hurzdans Reach have been documented throughout this report and in the Site Management Plans supplied as part of this Development Application. Additional details may be required at the Construction Certificate stage to reflect the approved DA which is subject to potential amendments during the forthcoming assessment process.	✓
14. Integrated water cycle management and water sensitive urban design principles shall be incorporated into the drainage design.	The principles of water sensitive design have been employed throughout the proposed development both internally and in the exterior landscaping. This is described at length in the relevant sections of this report and in the applicable supporting documentation such as the Stormwater and Landscaping Plans and BASIX certification.	✓
15. Drainage from existing dwellings to the [redacted - not applicable to proposal: as described]	As above, the scope of the proposal being the subdivision of an attached dual occupancy into 2 unique lots via torrens title does not require such intensive infrastructure. This was	✓

	completed during the original subdivision and creation of Tallwoods Village.	
C3.6 Existing development and heritage		
Objectives	Proposal Response & Compatibility	
A. Ensure future development relates to existing development in a manner which minimises any potential adverse impact on the existing development;	The proposal is compatible with this aim as a reflection of “future development” being provisioned for; the relatively new subdivision of Tallwoods Village reflects the demand for housing in the area and the gradual expansion of the General Residential coverage of the area.	✓
B. Ensure protection of European and Aboriginal heritage.	<p>The compliance of the proposal against all relevant criteria for the protection of existing spaces and performance of new developments ensures that the relationship between old and new is interfaced sensitively and respectfully.</p> <p>Additionally, the proposals physical separation from any heritage assets or existing development of a significant nature helps to ensure the proposal has no impact on any such instances. This separation also helps to protect local instances of European or Indigenous heritage by default.</p> <p>This is further explored in Section 5.10 Heritage of the LEP analysis included above.</p>	✓
C3.7 Environmental protection		
Objectives	Proposal Response & Compatibility	
A. Protect and minimise the risk of degradation of unique or sensitive environments such as wetlands, littoral rainforests, estuarine and coastal areas and ecosystems;	<p>The proposal is compatible with this objective.</p> <p>As a new building in a contemporary subdivision it is not located within the zone of influence of any environmentally significant places, items or instances and therefore has</p>	✓

	<p>no bearing on the environmental heritage of the area.</p> <p>As the development has no impact upon them, its presence passively protects these instances, satisfying this objective.</p>	
B. Protect the scenic quality of a locality.	Compatibility with this objective is described throughout this report and clarified by the positive performance of the proposal against all relevant legislative criteria.	✓
Performance criteria	Proposal Response & Compliance	
1. Vegetation cover should be retained wherever practicable.	The proposal is compliant with this condition; refer to the Landscape plans submitted as part of this Development Application.	✓
2. Vegetation should be enhanced where it forms a link to other bushland areas, buffer zones, wildlife corridors and the like.	<p>As described above, the performance criteria prescribed in this Clause largely applies to new subdivisions of land for future development, and applies less to developments such as the one proposed whereby an existing site is to be further subdivided during construction of a dwelling/s.</p> <p>The scope of the proposal being the subdivision of an attached dual occupancy into 2 unique lots via torrens title does not require such intensive landscape planning and provisions for wildlife, however does take these matters into consideration at an appropriate scale.</p> <p>As a new building in a contemporary subdivision it is not located within the zone of influence of any environmentally significant places, watercourses or degraded areas.</p> <p>There are no significant environmental concerns or physical constraints revealed during preliminary investigations, and whilst the site does slope naturally, this is managed through the design and future construction methods, as well as stabilising landscape planting.</p>	✓
3. Allowance for the movement of fauna species on sites should be maximised to maintain biological diversity.		✓
4. Vegetation which is scenically and environmentally significant should be retained.		✓
5. Vegetation which adds to the soil stability of the land should be retained.		✓
6. All subdivision proposals should be designed so as to minimise fragmentation of bushland.		✓
7. Opportunities for revegetation will be pursued as part of the subdivision process as a trade off for site development and as a means of value adding to the environment.		✓
8. Degraded areas are to be rehabilitated as part of the subdivision.		✓

9. Watercourses and drainage lines to be retained as part of the subdivision scheme and are to be stabilised and revegetated with appropriate native species.	Compliance with these controls are described throughout this report and the Landscape plans submitted as part of this Development Application.	✓
10. Environmentally sensitive areas are to be preserved and enhanced with appropriate native vegetation and buffers where necessary.	The proposal demonstrates throughout this comprehensive report, full and total compliance with all relevant environmental protection measures applicable to a development of its type, scope and scale.	✓
C3.8 Landscaping		
Objectives	Proposal Response & Compatibility	
A. Ensure that landscaping is considered as an integrated part of the design process;	The proposal is compatible with this objective; as demonstrated throughout this report and in the Landscape plans submitted as part of this Development Application.	✓
B. Retain and enhance significant trees and existing vegetation that may contribute to a local area landscape quality;	The proposal is compatible with this objective; as demonstrated throughout this report and in the Landscape plans submitted as part of this Development Application.	✓
C. Maintain the ecological balance of the local area, using indigenous plants planting known to suit local conditions;	The proposal is compatible with this objective; as demonstrated throughout this report and in the Landscape plans submitted as part of this Development Application.	✓
D. Maintain the visual amenity of existing streetscapes and enhance the appearance and amenity of development;	The proposal is compatible with this objective; as demonstrated throughout this report and in the Landscape plans submitted as part of this Development Application. Also refer to the Architectural plans for the influence of vegetation on the visual amenity of the development and surrounds.	✓
E. Maintain existing levels of density of trees.	The proposal is compatible with this objective; as demonstrated throughout this report and in the Landscape plans submitted as part of this Development Application.	✓
F. Ensure no adverse impact on amenity or structure of adjoining properties.	The proposal is compatible with this objective; as demonstrated throughout this report and in the Landscape plans submitted as part of this Development Application.	✓

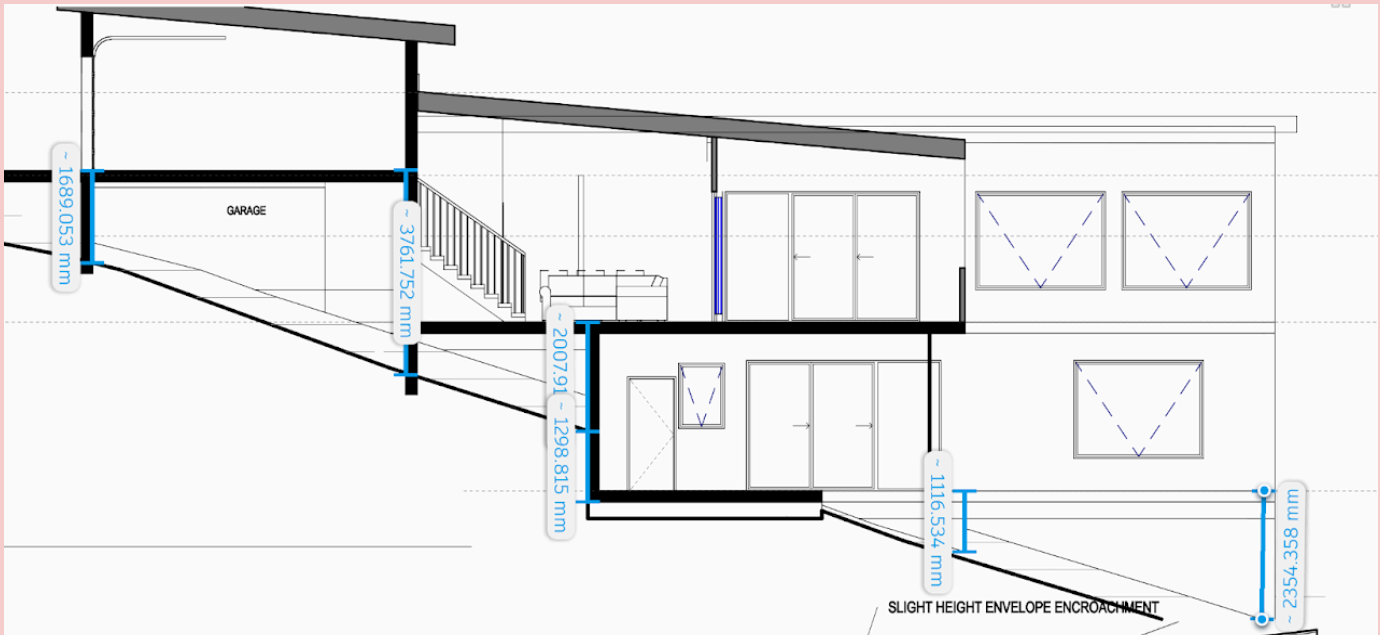
Performance criteria		Proposal Response & Compliance	
1. The overall design of any subdivision, whether residential or rural residential, should set aside open space which incorporates existing trees where practical.		As described above, the performance criteria prescribed in this Clause largely applies to new subdivisions of land for future development, and applies less to developments such as the one proposed whereby an existing site is to be further subdivided during construction of a dwelling/s.	✓
2. The overall design of any subdivision, whether residential or rural residential, should set aside open space which incorporates existing trees where practical.		The scope of the proposal being the subdivision of an attached dual occupancy into 2 unique lots via torrens title does not require such intensive widespread landscape planning, however does take these matters into consideration at an appropriate scale.	✓
3. Housing sites should be confined to below ridgelines, so as not to become the dominant feature of the landscape.		As a new building in a contemporary subdivision it is not located within the zone of influence of any environmentally significant places, watercourses, vegetation or ridgelines. Compliance with these controls are described throughout this report and the Landscape plans submitted as part of this Development Application.	✓
4. Flat cleared land should be set aside for active recreation.		[omitted] not applicable to the scope of the subdivision proposed	
5. In approving a subdivision application Council may require the lodgement of a Landscape Plan to the satisfaction of Council and the undertaking of works as documented therein.		Landscape plans have been provided as part of this Development Application.	✓
Residential subdivision Redacted - scale of subdivision			
C4. Specific requirements			
C4.1 Residential subdivision			
Explanation		Proposal Response & Compatibility	
This section applies to areas that are zoned Residential, including Large Lot Residential.		The subject site is zoned R1 General Residential and therefore this section applies.	✓

Objectives	Proposal Response & Compatibility	
A. Provide for each lot sufficient area and dimensions that will enable the construction of a dwelling and ancillary outbuildings and private outdoor space with solar and daylight access;	<p>The proposal is compatible with this objective.</p> <p>The subject site No. 2 Hurzdans Reach meets all the minimum area requirements for the development proposed and is able to provide both built spaces and outdoor areas of very high amenity as detailed throughout this report and in the Architectural Plans submitted as part of this Development Application.</p>	✓
B. Rationalise servicing within battle axe handles; and	[omitted] not applicable to proposal	
C. Minimise potential legal issues regarding numerous users of rights of carriageway;	<p>The proposal is compatible with this objective.</p> <p>Access and egress methods are clearly prescribed and maintain equitable accessibility between each proposed dwelling.</p> <p>The small scale of the proposal also helps to ensure there are limited parties with potentially competing interest in accessing the site.</p>	✓
D. Promote more orderly development of land.	The proposal is compatible with this objective by default as it consists of a previously-approved and therefore compatible site, No. 2 Hurzdans Reach .	✓
Performance criteria	Proposal Response & Compliance	
1. Site frontage shall be sufficient to permit vehicular and pedestrian access to the site.	The proposal is compliant with this performance criteria.	✓
2. Lots shall be of suitable dimension and orientation to ensure good solar access to future development [.]	The proposal is compliant with this performance criteria as it was determined by the original subdivision plan determining the lot distribution of Tallwoods Village.	✓
3. Residential development will only be considered where reticulated water and sewerage is available to the proposed subdivision.	The proposal is compliant with this performance criteria; these utilities and assets are already existing and available to service the site. They were provisioned during the original subdivision and initial development of Tallwoods Village.	✓
4. Each lot should have a depth to frontage ratio sufficient to avoid the possibility of 'gunbarrel' type development and permit	The proposal is compliant with this performance criteria.	✓

development to respond to particular site circumstances such as orientation, topography etc.	The suitability of the site for proposal is highlighted by the compliance and high design quality of the development proposed.	
5. Lots should be designed to allow the construction of a dwelling with a maximum cut or fill of 1m from the natural ground level.	<p>As described above, the topographical constraints of the site force the proposal to contravene this clause. However, despite being numerically non-compliant in some instances the cut and fill included in the proposed development <i>does</i> reflect conscious decisions to minimise the impacts of cutting and filling on the site and surrounds, across both the natural and built environments.</p> <p>The Tallwoods Village and surrounding Mid Coast mountainous region attribute much of their desirability to the views and environments available to residents of the hilly and elevated townships. However this also encapsulates the difficulty of living here; building effective housing solutions often requires extensive site works (as in the case of No. 2 Hurzdans Reach) or unique architectural solutions to geotechnical hurdles.</p> <p>In order to make the most of the lifestyle opportunities available to the site, and to provide additional, diversified housing stock for the community as per the Aims of both the LEP and DCP, the site has necessitated architectural outcomes that are unaligned with some of the numerical controls of this Clause, but completely in-line with the objective aims and lifestyle-based criteria.</p> <p>The areas of non-compliance are described across the Architectural Plans, particularly the Sections and Elevations which also show the extent of the difficulty of the terrain and the impossibility of compliance with this Condition. These views also demonstrate the benefits to the spatial organisation and interrelationships generated by the targeted, highly-specific and designed non-compliances.</p>	✗

The variation of the terrain and the proposed cut and fill requirements are illustrated on the section included below, and do show that there is more fill or building above natural ground level than there is cut proposed, therefore protecting much of the original site conditions.

There is also much precedent for contravention of this standard, as described in the **Request to Vary a Development Standard** report submitted as part of this Development Application.



6. Where land slopes are generally greater than 5%, road and lot design should provide for dwellings to be generally parallel with the contours to minimise earthworks.

The proposal is compliant with this performance criteria; the roadways and site/lot design is already existing. This was designed and determined during the original subdivision and initial development of Tallwoods Village.



7. Lot sizes should be increased where sites are steep or contain significant landscape features including water courses and easements.

[omitted] not applicable to proposal

8. Battle-axe lots will only be permitted where the size of the lot (excluding the

[omitted] not applicable to proposal

access handle) has a minimum area of 650m ² [.]	
9. Only one battleaxe Lot is to be created behind any full frontage lot as illustrated in Figure 3.	[omitted] not applicable to proposal
10. Access to a single battle-axe lot shall have a minimum width of 4m.	[omitted] not applicable to proposal
11. Access to two battle-axe shaped lots, when combined, shall have a minimum width of 5m.	[omitted] not applicable to proposal
12. Where greater than two (2) allotments are to gain access from a shared driveway a Community title arrangement should be entered into to create the roadway as a Community Lot.	<p>The proposal is compliant with this performance criteria.</p> <p>Access and egress methods are clearly prescribed and maintain equitable accessibility between each proposed dwelling.</p> <p>The small scale of the proposal also helps to ensure there are limited parties with potentially competing interest in accessing the site.</p>
C4.2 Rural and environmental areas [redacted - not applicable to proposal]	
C4.3 Commercial and industrial development [redacted - not applicable to proposal]	
PART D - ENVIRONMENTAL REQUIREMENTS	
D1 Coastline management [redacted - not applicable to proposal]	
D2 Environmental Buffers [redacted - not applicable to proposal]	
D3 Earthworks, Erosion and Sedimentation	
D3.1 Earthworks	

Objectives	Proposal Response & Compatibility	
A. Minimise cut and fill through site sensitive subdivision, road layout, infrastructure and building design.	<p>Despite non-compliant results, the proposal is still compatible with this objective; given the constraints imposed by the site's steep topography, the likelihood of a non-compliant cut or fill requirement to support development was already higher than other development sites in the Tallwoods Village.</p> <p>Refer to the relevant sections of this report, and the cut and fill details provided on the Architectural Plans.</p>	✓
B. Sensitively locate dwellings to ensure minimisation of site works prior to construction of a dwelling.	<p>The proposal is compatible with this objective, as a primary consideration in the overall design of the scheme.</p> <p>This is described throughout this report and illustrated on the Architectural Plans submitted as part of this Development Application.</p>	✓
C. Minimise additional earthworks of lots during the dwelling construction phase.	<p>The proposal is compatible with this objective, as a primary consideration in the overall design of the scheme.</p> <p>This is described throughout this report and illustrated on the Architectural Plans submitted as part of this Development Application.</p>	✓
D. Allow land forming only where it enhances the use and character of land.	[omitted] not applicable to proposal	
E. Ensure no adverse impact occurs to local drainage characteristics (including peak flows, velocity and depth of flow).	<p>The proposal is compatible with this objective; the nature and scope of the development is compatible with the existing drainage infrastructure and is not significant enough to individually generate any adverse impacts on these local systems.</p>	✓
F. Ensure land forming operations do not silt or pollute waterways, drainage lines and wetlands, damage topography or adversely affect bushland.	[omitted] not applicable to proposal	
G. Ensure land forming does not increase the potential for the inundation of water on any other land during the full range of flood events.	[omitted] not applicable to proposal	

H. Ensure appropriate environmental controls are applied to conserve the landscape and protect the surrounding environment.	The proposal demonstrates throughout this comprehensive report, full and total compliance with all relevant environmental protection measures applicable to a development of its type, scope and scale.	✓
I. Establish, maintain and promote appropriate rehabilitation and revegetation techniques to ensure the future use of land is not adversely affected.	[omitted] not applicable to proposal	
J. Protect and enhance the aesthetic quality and amenity of the area by controlling the form, bulk and scale of land forming operations to appropriate levels.	<p>The proposal is compatible with this objective; demonstrated throughout the relevant sections of this report and illustrated in the Architectural Plans is a development that is entirely compatible with the existing context of Hurzdans Reach whilst also putting forward some of the best of contemporary residential architecture to help develop the desired future character of the Tallwoods Village.</p> <p>The effectiveness of the scheme is emphasised by the high level of compliance against all relevant legislative criteria, particularly those that influence building form, bulk, scale and earthworks.</p>	✓
K. Ensure properties in the vicinity are not adversely affected by any earthwork operations during or post construction.	The proposal is compatible with this objective; assured by the engineering and construction plans, materials and methodologies. Compliance can be demonstrated as required.	✓
L. All retaining walls shall be constructed in a manner that is aesthetically compatible with the surrounding environment.	Where applicable the proposal is compatible with this objective.	✓
Performance criteria - General	Proposal Response & Compliance	
1. Subdivision and building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill (i.e. for steep land houses will need to be of a split level design or an appropriate alternative and economical solution.)	<p>The proposal is completely compliant with this performance criteria.</p> <p>Given the dynamic topography of No. 2 Hurzdans Reach the proposal has become a very unique response to context both existing and desired and this is reflected in the</p>	✓

2. Subdivision and building work shall be designed to ensure minimal cut and fill is required for its construction phase.	strategies for cut and fill and also maximum building height as described in detail below.	
Performance criteria - Specified	Proposal Response & Compliance	
<div>Cut and Fill and Retaining Walls – Residential Development</div> <p>The following specific provisions apply to the development of rural or residential allotments only for the purposes of residential or ancillary development (as covered by Part H of the DCP).</p> <div>1. The maximum amount of cut shall not exceed 1m. The maximum amount of fill shall not exceed 1m.</div>	<p>As described above, the topographical constraints of the site force the proposal to contravene this clause. However, despite being numerically non-compliant in some instances the cut and fill included in the proposed development <i>does</i> reflect conscious decisions to minimise the impacts of cutting and filling on the site and surrounds, across both the natural and built environments.</p> <p>The Tallwoods Village and surrounding Mid Coast mountainous region attribute much of their desirability to the views and environments available to residents of the hilly and elevated townships. However this also encapsulates the difficulty of living here; building effective housing solutions often requires extensive site works (as in the case of No. 2 Hurzdans Reach) or unique architectural solutions to geotechnical hurdles.</p> <p>In order to make the most of the lifestyle opportunities available to the site, and to provide additional, diversified housing stock for the community as per the Aims of both the LEP and DCP, the site has necessitated architectural outcomes that are unaligned with some of the numerical controls of this Clause, but completely in-line with the objective aims and lifestyle-based criteria.</p> <p>The areas of non-compliance are described across the Architectural Plans, particularly the Sections and Elevations which also show the extent of the difficulty of the terrain and the impossibility of compliance with this Condition. These views also demonstrate the benefits to the spatial organisation and</p>	<div></div>

	<p>interrelationships generated by the targeted, highly-specific and designed non-compliances.</p> <p>The variation of the terrain and the proposed cut and fill requirements are illustrated on the section included below, and do show that there is more fill or building above natural ground level than there is cut proposed, therefore protecting much of the original site conditions.</p> <p>There is also much precedent for contravention of this standard, as described in the Request to Vary a Development Standard report submitted as part of this Development Application.</p> <p>Also refer to point (4) of this Clause below whereby</p> <p><i>4. Council will consider permitting greater cut for basement garages and split level designed development on steeply sloping sites.</i></p> <p>The proposal makes direct appeal to this point due to the slope of the site as described.</p>	
2. Fill within 2.0m of a property boundary shall be fully contained by the use of deepened (drop) edge beam construction with no fill permitted outside of this building footprint.	The proposal is compliant with these performance criteria; refer to the Architectural and Engineering Plans submitted as part of this Development Application.	✓
3. The use of a deepened edge beam shall not exceed 1m above natural ground level.	Additionally the proposal directly appeals to point (5) of this Clause below whereby	✓
4. Where filling is required alongside a driveway, it shall be retained by a retaining wall.	<i>5. Council will consider permitting greater cut for basement garages and split level designed development on steeply sloping sites.</i>	✓
5. Council will consider permitting greater cut for basement garages and split level designed development on steeply sloping sites.	As above, the proposal directly appeals to this Condition given the topographical constraints imposed by the existing site.	✓
<p>6. All retaining walls proposed are to be identified in the development application.</p> <p>Excavations affecting adjoining properties are to be retained or shored immediately. All other</p>	The proposal is compliant with these performance criteria; refer to the Architectural and Engineering Plans submitted as part of this Development Application.	✓

approved retaining walls are to be in place prior to the issue of an occupation certificate.		
Steep/Unstable Land 1. Development on land having a natural gradient of 1:6.7 (15%) or greater shall not be approved unless a geotechnical study, including guidelines for structural and engineering works on the land has been considered by Council.	The slope of No. 2 Hurzdans Reach varies but is up to ~ 18 degrees (32.492%) in some places. This information has been addressed in the Engineering Plans submitted as part of this Development Application.	✓
Use of Virgin Excavated Natural Material (VENM) 1. All land forming operations should involve the use of clean fill (also known as Virgin Excavated Natural Material or VENM). The VENM must also meet the same salinity characteristics of the receiving land. Council may consider alternatives to VENM on merit.	Due to the limited scope of the earthworks included in this proposal, soil disturbance will be minimal. The topographical levels of the site will remain as unchanged as possible due to building siting and design reflecting natural contours and internal levels reflecting this.	✓
Development applications which involve earthworks must be accompanied by supporting information which addresses some or all of the following issues subject to the scope and extent of the proposed earthworks: Land 1. soil conservation;	All NGLs will be preserved at the site boundary line and landscaping will reflect contemporary standards for outdoor amenity, sustainability and ecological compatibility. These conditions are described in detail throughout other sections of this report. Additional details may be supplied at the Construction Certificate Stage to accurately reflect the approved scheme.	✓
2. landfill stability (geo-technical specification and supervision, batter slopes, compaction and treatment, and surface and subsoil drainage);	Details of these conditions will be provided at the Construction Certificate stage if necessary, to accurately reflect the design scheme post-approval.	✓
3. fill, depth, volume and quality (consolidation, leachate and stability);	Details of these conditions will be provided at the Construction Certificate stage if necessary, to accurately reflect the design scheme post-approval. .	✓
4. surface levels, treatment and landscaping;	The surface levels of the site will remain as unchanged as possible due to building siting and design reflecting natural contours and internal levels reflecting this. All NGLs will be preserved at the site boundary line and landscaping will reflect contemporary	✓

	<p>standards for outdoor amenity, sustainability and ecological compatibility.</p> <p>These conditions are described in detail throughout other sections of this report.</p>	
5. if there is existing unauthorised fill, a report on possible land contamination, fill quality, leachate and other detail; and	At the time of writing, prior to development, preliminary site analysis has not revealed any unauthorised fill or other contaminants on the subject site.	✓
6. pre and post-development land use.	The proposed development does not include a change of land use. The existing land use designation is Residential, and residential development is proposed.	✓
Water 1. location of watercourses and/or wetlands on the site and adjoining land and the distance between such watercourses/ wetlands and the proposed land forming operation;	No such environments are present on site, nor are any large landforming operations proposed. As described above, the topographical levels of the site will remain as unchanged as possible due to building siting and design reflecting natural contours and internal levels reflecting this. The earthworks proposed are minimal.	✓
2. stormwater management;	<p>The public infrastructure for stormwater management is existing; it already services the subject site.</p> <p>The proposed stormwater management included in this Development Application reflects the conditions of a new Dual Occupancy and the specific performance of the individual design within its context.</p>	✓
3. pre and post-development flood levels and velocities;	No flood risk is identified for the site at the time of writing.	
4. stormwater pollution control;	<p>The proposal demonstrates throughout this comprehensive report, full and total compliance with all relevant environmental protection measures applicable to a development of its type, scope and scale.</p> <p>This ensures adequate stormwater pollution control throughout the entire development process. Additional details specific to the construction stage to be provided during the</p>	✓

	Construction Certificate application, to reflect the approved scheme which may be subject to negotiation with Council and may vary from the scheme subject to this analysis.	
5. easements required over channels/floodways and detention structures;	Not applicable to the site or the development proposed.	
6. sillage;	Sillage will be managed via the sewerage infrastructure already servicing the Tallwoods subdivision and subsequently the proposal site. Any specific requirements or reuse being integrated into the design are reflected in the BASIX / NATHERS certificates supplied.	✓
7. leachate;	The likelihood of any detrimental effects of any leachate is very low due to the scope and quality of the development. The performance of the proposal is well documented, seeking approval and the outcomes are easily managed throughout the duration of the project..	✓
8. the depth of groundwater from the surface;	Not applicable to the site or the development proposed.	
9. the quality of local groundwater;	Not applicable to the site or the development proposed.	
10. the location of groundwater users in the area and the beneficial use of groundwater; and	Not applicable to the site or the development proposed.	
11. compliance with Protection of the Environment Operations Act.	The proposal demonstrates throughout this comprehensive report, full and total compliance with all relevant environmental protection measures applicable to a development of its type, scope and scale.	✓
Rehabilitation (including sites where material is sourced)	[omitted] not applicable to the development	
1. Soil testing which identifies any soil related [redacted] not applicable to the development		
2. Rehabilitation/revegetation techniques must include the following: <ul style="list-style-type: none"> land management controls; water management controls; rectification works; and 	Rehabilitation or revegetation as specifically proposed and implemented strategies are not required due to the nature of the development.	✓

<ul style="list-style-type: none"> earthworks staging plan. 	Suitable site remediation will be achieved through the provision of the proposed landscape design.	
<p>3. Preparation of a landscaping plan prepared by a suitably qualified person which addresses the following: final land use;</p> <ul style="list-style-type: none"> vegetation to be retained and removed and rehabilitated; site stabilisation proposed; weed control programs to be employed; and plant details (type, number, location, staking, common and botanical names and maturity details). 	<p>The proposed landscape has been documented in two (2) forms for this Development Application:</p> <ul style="list-style-type: none"> A Concept Landscape Plan has been provided demonstrating compliance with numerical controls applicable under the LEP and DCP. A Detailed Landscape Plan has been provided documenting all relevant information required under the conditions of this clause, prepared by a suitably qualified landscape designer. <p>Please refer for details.</p>	✓
<p>4. Species used in revegetation should be selected to achieve short, medium and long term soil stability and include a diversity of endemic species of local provenance.</p>	As above, rehabilitation or revegetation as specifically proposed and implemented strategies are not required due to the nature of the development.	✓
<p>5. Revegetation techniques may not be required for all development applications; it will be dependent on site constraints.</p>	Suitable site remediation will be achieved through the provision of the proposed landscape design.	✓
D3.2 Erosion and sediment control requirements		
Objectives	Proposal Response & Compatibility	
<p>A. Avoid soil erosion through the use of effective erosion and sediment control measures both during and following any works.</p>	<p>The proposal is compliant with this performance criteria, as detailed in the Site Management Plan provided as part of this Development Application and through supporting documentation provided during the Construction Certificate Stage.</p>	✓
<p>B. Reduce pollution by avoiding land degradation and disturbance of vegetation on site, hence reducing pollution impact to downstream areas and receiving waters and their ecosystem.</p>	<p>The proposal is compliant with this performance criteria, as detailed in the Site Management Plan provided as part of this Development Application and through supporting documentation provided during the Construction Certificate Stage.</p> <p>Additional measures relevant to reduction of pollution and landscape degradation are described in this report.</p>	✓

C. Minimise costs involved in unblocking drains and water bodies, cleaning of roads and compensating for the loss of topsoil through improved sedimentation and erosion control.	The scope of the proposal and the measures implemented to mitigate environmental factors through design and construction ensure the development has minimal impact on the surrounding environment, if any. The type, scope and scale of the proposal is entirely compatible with the designated land use for No. 2 Hurzdans Reach and therefore the impact of such development has been anticipated through the design of the Tallwoods subdivision and subsequent infrastructure.	✓
D. Improve water quality by reducing sedimentation	As described above, the scope of the proposal and the measures implemented to mitigate environmental factors through design and construction ensure the development has minimal impact on the surrounding environment, if any. The type, scope and scale of the proposal is entirely compatible with the designated land use for No. 2 Hurzdans Reach and therefore the impact of such development has been anticipated through the design of the Tallwoods subdivision and subsequent infrastructure.	✓
E. Ensure dust generation is minimised.	The proposal is compliant with this performance criteria, as detailed in the Site Management Plan provided as part of this Development Application and through supporting documentation provided during the Construction Certificate Stage.	✓
Performance criteria	Proposal Response & Compliance	
1. All development shall incorporate soil conservation measures to control soil erosion and siltation during and following completion of development.	The proposal is compliant with this performance criteria, as detailed in the Site Management Plan provided as part of this Development Application and through supporting documentation provided during the Construction Certificate Stage.	✓
2. An Erosion and Sediment Control Plan must be lodged with every development application. This must be prepared in accordance with the Managing Urban Stormwater – Soils and Construction, Landcom (The Blue Book) and Council's Engineering Specifications. The Plan is to provide appropriate erosion and	The proposal is compliant with this performance criteria, as detailed in the Site Management Plan provided as part of this Development Application and through supporting documentation provided during the Construction Certificate Stage.	✓

sediment controls to cover the period during and after construction.	This Site Management Plan incorporates an Erosion and Sediment Control Plan prepared in accordance with the conditions of this Clause.	
3. The standard ESCP is to identify the erosion and sediment control measures required for the site. The following information is required as a minimum in a standard ESCP: a. Locality details (address, lot number, etc.),	The proposal complies with this condition; these details are found in the title block of the Site Management and Erosion and Sediment Control Plans submitted as part of this Development Application.	✓
b. North point and scale,	The proposal complies with this condition; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided.	✓
c. Property boundaries and adjoining roads,	The proposal complies with this condition; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided. Additional reference is provided by way of Site Survey, also submitted, and detailed where relevant on the Site Analysis and proposed Site Plan included in the Architectural Drawing package.	✓
d. Existing land contours,		✓
e. Location of existing trees and vegetation,		✓
f. Location of existing significant landscape features,		✓
g. Existing watercourses and drains flowing through and/or adjacent to the site,		
h. Outline of proposed building/structures and disturbed areas,	The proposal complies with this condition; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided.	✓
i. Proposed vehicular access,	The proposal complies with this condition; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided. Additional reference is provided by way of Site Survey, also submitted, and detailed where relevant on the Site Analysis and proposed Site Plan included in the Architectural Drawing package.	✓
j. Extent of vegetation to be cleared,		✓
k. Extent of earthworks and limits of cut and fill,		✓
l. Location of proposed stockpiles,	The proposal complies with this condition; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided.	✓
m. Location of proposed temporary and permanent site drainage,	The proposal complies with this condition; these details are clearly identified on the Plan	✓



	<p>drawings included in the SMP and ESCP provided.</p> <p>Additional reference is provided by way of Site Survey, also submitted, and detailed where relevant on the Site Analysis and proposed Site Plan included in the Architectural Drawing package.</p>	
n. Location of proposed temporary erosion and sediment control measures,	The proposal complies with this condition; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided.	✓
o. Location of temporary and permanent revegetation areas,	<p>The proposal complies with this condition; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided.</p> <p>Additional reference is provided by way of Site Survey, also submitted, and detailed where relevant on the Site Analysis and proposed Site Plan included in the Architectural Drawing package.</p> <p>Where relevant, supporting explanations of any changes has been provided throughout this report in response to prescribed legislative criteria.</p>	✓
p. An explanation of any changes to the erosion and sediment controls as the works proceed,		✓
q. Supplementary notes covering inspection and maintenance requirements.		✓
4. Additional information is required for large or complex developments. [redacted] not applicable to the proposal due to limited scope (not large or complex)	[omitted] not applicable to the proposal due to limited scope (not large or complex)	
5. All disturbed areas shall be progressively rehabilitated.	<p>The proposal complies with this condition; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided.</p> <p>Additional reference is provided by way of Site Survey, also submitted, and detailed where relevant on the Site Analysis and proposed Site Plan included in the Architectural Drawing package.</p> <p>As described throughout this report, the proposal will comply with these controls subject to the practices of the primary</p>	✓
6. The Plan must demonstrate that re-use of the existing soil material on the site has been implemented as far as possible.		✓
7. All sediment and erosion controls proposed by the Plan are to be installed prior to the commencement of any construction works and appropriately maintained from the construction to stabilisation phase.		✓
8. Appropriate dust suppression measures must be implemented during all construction works.		✓

	<p>contractor to be confirmed at the Construction Certificate stage, to clearly reflect the requirements of the scheme approved during the Development Application process.</p> <p>Given the potential for any DA to require revisions or amendments for issues identified during the assessment process, the level of detail provided for specific items has been carefully considered in order to convey the full and accurate design intent and performance but with a reduced likelihood of double-handling should changes be required.</p>	
<p>Soil and Water Management Plan Requirements</p> <p>1. SWMP's (Soil and Water Management Plan) [redacted] not applicable to the proposal due to limited scope (not large or complex)</p>	[omitted] not applicable to the proposal due to limited scope (not large or complex)	
<p>General requirements:</p> <p>1. The development must ensure minimal potential or actual soil erosion through design, construction and operational controls. [.]</p>	<p>As above, the proposal complies with this condition; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided.</p> <p>Additional reference is provided by way of Site Survey, also submitted, and detailed where relevant on the Site Analysis and proposed Site Plan included in the Architectural Drawing package.</p>	✓
<p>2. Minimise the extent of soil disturbance by retaining vegetation and reducing the need for earthworks.</p>		✓
<p>3. Requirements for Erosion and Sediment Control are derived from the Blue Book; however the following bullet points provide guidance on clearing and earthworks, drainage, erosion and sediment control devices, site access, topsoil and stockpiles, and stabilisation and rehabilitation.</p>	<p>As described throughout this report, the proposal will comply with these controls subject to the practices of the primary contractor to be confirmed at the Construction Certificate stage, to clearly reflect the requirements of the scheme approved during the Development Application process.</p> <p>Given the potential for any DA to require revisions or amendments for issues identified during the assessment process, the level of detail provided for specific items has been carefully considered in order to convey the full and accurate design intent and performance</p>	✓

	but with a reduced likelihood of double-handling should changes be required.	
Clearing and earthworks:	As above, the proposal complies with this condition; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided.	✓
1. ESCPs will show the extent of land disturbance and identify vegetation to be retained,	Additional reference is provided by way of Site Survey, also submitted, and detailed where relevant on the Site Analysis and proposed Site Plan included in the Architectural Drawing package. As described throughout this report, the proposal will comply with these controls subject to the practices of the primary contractor to be confirmed at the Construction Certificate stage, to clearly reflect the requirements of the scheme approved during the Development Application process. Given the potential for any DA to require revisions or amendments for issues identified during the assessment process, the level of detail provided for specific items has been carefully considered in order to convey the full and accurate design intent and performance but with a reduced likelihood of double-handling should changes be required.	✓
2. Disturbance to vegetation and land will be minimised. Site excavations will be designed and located to minimise cut and fill requirements,		✓
3. Site disturbance will be minimised by scheduling works so that one phase of work is completed and rehabilitated before commencement of another,		✓
4. Protection barrier fencing will be installed to avoid disturbance or damage to stabilised or sensitive areas,		✓
5. Earthworks must not commence before all ESCPs have been prepared and submitted, and required erosion and sediment control measures are installed.		✓
Drainage:	[omitted] not applicable to the proposal due to limited scope (not large or complex)	
1. All upslope run-off will be intercepted [redacted] not applicable to the proposal		
2. Diversion drains will be made erosion proof [redacted] not applicable to the proposal	[omitted] not applicable to the proposal due to limited scope (not large or complex)	
3. Where an open drain or watercourse flows [redacted] not applicable to the proposal	[omitted] not applicable to the proposal due to limited scope (not large or complex)	
4. For building works, all roof guttering and downpipes will be installed and connected to an approved drainage system immediately after fixing roof material [.]	The proposal seeks to demonstrate compliance with this condition during construction.	✓

<p>Site access:</p> <ol style="list-style-type: none"> 1. Vehicular access to the site will be restricted to a single, well defined, all-weather access consisting of 40mm aggregate. The access location must be shown on the site plan and clearly marked out on the site using boundary markers or similar, 	<p>As above, the proposal complies with this condition; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided.</p> <p>As described throughout this report, the proposal will comply with these controls subject to the practices of the primary contractor to be confirmed at the Construction Certificate stage, to clearly reflect the requirements of the scheme approved during the Development Application process.</p> <p>Given the potential for any DA to require revisions or amendments for issues identified during the assessment process, the level of detail provided for specific items has been carefully considered in order to convey the full and accurate design intent and performance but with a reduced likelihood of double-handling should changes be required.</p>	<p>✓</p>
<ol style="list-style-type: none"> 2. Vehicular access must be controlled to prevent sediment being tracked onto adjoining land and roads. Aggregate and sediment deposited on sealed roads should be thoroughly swept and removed to prevent this material entering the drainage system, 	<p>As above, the proposal complies with this condition; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided.</p>	<p>✓</p>
<ol style="list-style-type: none"> 3. Vehicular operation within the construction site should be limited to approved areas by placement of operational boundary markers or similar, 	<p>As above, the proposal complies with this condition; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided.</p>	<p>✓</p>
<ol style="list-style-type: none"> 4. Materials must not be placed in the gutter to provide access to the site. 	<p>As above, the proposal complies with this condition; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided.</p>	<p>✓</p>
<p>Topsoil and stockpiles:</p> <ol style="list-style-type: none"> 1. Topsoil is the best growing medium for revegetation as it contains seeds of endemic species, nutrients and organic matter essential for plant growth. [.] 	<p>As above, the proposal complies with this condition; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided.</p>	<p>✓</p>
<ol style="list-style-type: none"> 2. Stockpiles of erodible building materials or soils will not be located on a nature strip, 	<p>As above, the proposal complies with this condition; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided.</p>	<p>✓</p>

footpath, roadway, kerb, access, reserve or watercourse without Council approval,		
3. Sediment fences will be placed around stockpiles [.]	As above, the proposal complies with this condition; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided.	✓
4. Stockpiled material that is scheduled to remain undisturbed for more than 14 days will be covered and stabilised to avoid erosion at the location of placement,	As above, the proposal complies with this condition; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided.	✓
5. Any stockpiled or unwanted spoil remaining on site will be removed on completion of works.	As above, the proposal complies with this condition; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided.	✓
Stabilisation and rehabilitation:	As above, the proposal complies with these conditions; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided.	✓
1. Soil stabilisation is to provide a protective cover to the soil to reduce the erosive effects of wind, rain and overland flows. Native vegetation is the most effective protective cover, but other covers including mulching, hydro-mulching, erosion matting, native turfing and chemical binders may also be used,	As described throughout this report, the proposal will comply with these controls subject to the practices of the primary contractor to be confirmed at the Construction Certificate stage, to clearly reflect the requirements of the scheme approved during the Development Application process. Given the potential for any DA to require revisions or amendments for issues identified during the assessment process, the level of detail provided for specific items has been carefully considered in order to convey the full and accurate design intent and performance but with a reduced likelihood of double-handling should changes be required.	✓
2. All disturbed areas should be progressively stabilised as soon as practical after completion of each stage of works,		✓
3. Topsoil should be re-spread on site and vegetation should be reused where possible,		✓
4. Use of vegetated terraces and/or turf strips along embankments may provide quick stabilisation for those areas,		✓
5. All erosion and sediment control devices should be kept in place until the site is full stabilised,		✓
6. A new area of disturbance should not be commenced until the stabilisation works for the currently disturbed areas is complete.		✓

<p>Erosion and sediment control devices:</p> <p>Examples of erosion and sediment control devices include but are not limited to:</p> <ul style="list-style-type: none"> • [redacted] examples 	<p>As above, the proposal complies with these conditions; these details are clearly identified on the Plan drawings included in the SMP and ESCP provided.</p> <p>As described throughout this report, the proposal will comply with these controls subject to the practices of the primary contractor to be confirmed at the Construction Certificate stage, to clearly reflect the requirements of the scheme approved during the Development Application process.</p> <p>Given the potential for any DA to require revisions or amendments for issues identified during the assessment process, the level of detail provided for specific items has been carefully considered in order to convey the full and accurate design intent and performance but with a reduced likelihood of double-handling should changes be required.</p>	
D4 Vegetation Management		
D4.1 Vegetation Management		
Objectives	Proposal Response & Compatibility	
<p>a. The objective is to identify vegetation for protection for the purposes of the State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 and to provide a trigger for assessment under the Vegetation Management Policy.</p>	<p>The subject site No. 2 Hurzans Reach does not contain any vegetation identified as significant as per the conditions of this Clause.</p>	
Controls	Proposal Response & Compatibility	
<p>1. Removal or pruning of vegetation on land to which the State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 applies, must comply with the process outlined in the Vegetation Management Policy.</p>	<p>This is not proposed;</p> <p>The subject site No. 2 Hurzans Reach does not contain any vegetation identified as significant as per the conditions of this Clause.</p>	
PART G - CAR PARKING AND ACCESS		
G1 Car parking and access		

Principle Objectives	Proposal Response & Compatibility	
a. To ensure that suitable and adequate off street parking facilities are provided to accommodate vehicles generated by various developments;	The proposal is compatible with this objective; with parking for the proposed dual occupancy designed to suitably serve the expected vehicular traffic.	✓
b. Ensure sufficient and practical design of parking and access areas;	The proposal is compatible with this objective; with compliant parking rates and equitable access to all residences.	✓
c. Provide safe entry and exit for vehicles and pedestrians from parking areas;	The proposal is compatible with this objective; the clearly defined kerbside crossover ensures safety for both pedestrian and vehicular traffic.	✓
d. Ensure adequate access and manoeuvrability for service vehicles.	[omitted] not applicable to proposed development due to small scale	
e. Ensure quality of parking areas in terms of safety, amenity and integration with surrounding areas.	The proposal is compatible with this objective; as demonstrated in the relevant sections of analysis in this part of the report below.	✓
f. Ensure a balance is achieved between the needs of proposed development and the needs of vehicular and pedestrian traffic.	The proposal is compatible with this objective; the limited scale of the development ensures that the needs of all stakeholders in the vehicular and pedestrian access to the site are accommodated appropriately.	✓
g. Ensure the provision of sufficient and suitably located parking for persons with a disability, cyclists, and motorcyclists within appropriate developments.	Whilst the proposal has not been designed specifically to accommodate these specific access needs, the simple and effective layout and spatial provisions of the vehicular access can easily accommodate a variety of vehicles with a variety of parking requirements.	✓
h. Ensure landscaping and the materials of construction improve the amenity of the parking areas.	The proposal is compatible with this objective; as discussed throughout this report, landscaping is an integral part of the overall design of the scheme and has also been used around the parking areas to improve visual amenity as described in this Clause.	✓
i. Provide parking areas which promote ease of access as well as suitable internal circulation patterns.	The proposal is compatible with this objective both internal and external circulation patterns have been designed to integrate effectively through one continuous design ensuring ease of access.	✓
j. Ensure that adequate provision is made for off-street parking of passenger and	The proposal is compatible with this objective; as demonstrated in the relevant sections	✓

service vehicles generated by new developments and redevelopments	below, the parking provision is appropriate to the development type and scale.	
Performance criteria	Proposal Response & Compliance	
General requirements for all development 1. Car parking spaces will not be permitted closer than 3m to the street alignment in residential areas and 6m to the street alignment in industrial areas. Wherever practical a minimum 3m setback will also be applied in commercial areas.	The proposal is compliant with this performance criteria, with the minimum setbacks proposed approaching 6m in alignment with the setback standards of the surrounding development. Refer to the Architectural Plans submitted as part of this Development Application.	✓
2. The minimum width of an enclosed garage shall be 3m. The garage opening may be a minimum of 2.6m provided the width is sufficient to allow convenient access to and from the garage in accordance with the design car turning path.	The proposal is compliant with this performance criteria; refer to the Architectural Plans submitted as part of this Development Application.	✓
3. Combined entry/exit driveways are to have a minimum width of 6m and singular driveways (separate entry/exit ways) are to have a minimum width of 4m, unless otherwise specified.	The proposal is compliant with this performance criteria; refer to the Architectural Plans submitted as part of this Development Application.	✓
4. Hardstand areas should be minimised, but where used shall be concrete or bitumen and, where soil conditions and vehicular traffic permit, be substantially constructed using semi-pervious materials.	The proposal is compliant with this performance criteria; refer to the Architectural Plans and Landscape Plans submitted as part of this Development Application for details on site coverage and materiality.	✓
5. All rights of way and access corridors for battle axe blocks [redacted] not applicable to proposed development	[omitted] not applicable to proposal	
General requirements for commercial, industrial and mixed use development [redacted] not applicable to proposed development	[omitted] not applicable to proposed development	
G1.1 Location of driveways		
Performance criteria	Proposal Response & Compliance	
General provisions for all development 1. A vehicular driveway, entry and/or exit, which crosses the edge of the carriageway and the property boundary, shall:	The proposal is compliant with the performance criteria specified in this Clause. The kerbside crossovers have been designed for maximum visibility to ensure vehicular and pedestrian safety, and are not obscured by	✓

a. Be clear of all obstructions which may prevent drivers from having a timely view of pedestrians;	any proposed structures or significant vegetation. All structures are set back to allow maximum visibility from the threshold, and vegetation is low-growing so that lines of sight are unobstructed in all directions.	
b. Be located such that any vehicle turning from the street into it or into the street from it can be readily seen by the driver of an approaching vehicle in the street;	The proposal is compliant with the performance criteria specified in this Clause. The design of the driveways takes into consideration lines of sight to and from the property and the subsequent positioning of them maximises visibility for all vehicular and pedestrian traffic.	✓
c. Be constructed in accordance with Australian Standard AS2890.1 Parking Facilities – Off Street Car Parking.	The proposal is compliant with this performance criteria, as described across the Architectural Plans and the Driveway Details provided as part of this Development Application.	✓
General requirements for commercial, industrial and mixed use development 1. [redacted] not applicable to the proposed development 2. [redacted] not applicable to the proposed development	[omitted] not applicable to the proposed development	
G1.2 Service vehicle requirements [redacted] not applicable to the proposed development	[omitted] not applicable to the proposed development	
G1.3 Parking requirements for specific land uses		
Performance criteria	Proposal Response & Compliance	
1. In the case of a combination of uses, the [redacted] not applicable to the proposed development	[omitted] not applicable to the proposed development	
2. Details and plan of parking areas and driveways shall be submitted with the Development Application indicating method of construction, paving, marking and drainage.	The proposal is compliant with this performance criteria, as described across the Architectural Plans and the Driveway Details provided as part of this Development Application.	✓
3. In respect of existing premises being [redacted] not applicable to the proposed development	[omitted] not applicable to the proposed development	

4. Any new consent or consent to alter, enlarge, convert or increase the capacity of any building or the use of any land shall make provision for off-street vehicular parking in accordance with the following table.	<p>The proposal is compliant with this performance criteria, as described in the calculations provided below.</p> <p>Compliance is also illustrated in the Architectural Plans and Driveway Details provided as part of this Development Application.</p>	✓
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LAND USE	MINIMUM NUMBER OF PARKING SPACES REQUIRED (GFA = GROSS FLOOR AREA; NFA = NET FLOOR AREA)
Residential	
Dwelling house	1 space behind building setback and a minimum 3m wide driveway.
Dual Occupancy	1 space per 1 and 2 bedroom dwelling. 2 spaces for each 3 or more bedroom dwelling.
Residential Flat Buildings and Multi Dwelling Housing	1 space per 1 and 2 bedroom dwelling; 2 spaces per 3 or more bedroom dwellings; 1 space per 4 dwellings for visitor parking for development less than 8 dwellings, otherwise 1 space per 3 dwellings.
Boarding House	1 space per 2 rented rooms + 1 space for manager

G1.4 Car parking requirements

Performance criteria	Proposal Response & Compliance	
1. Calculations for the number of car parking spaces will primarily be based on the gross floor area of the development, unless otherwise specified.	<p>The proposed development is compliant with the conditions of this Clause.</p> <p>Car Parking is provided at the following rate:</p> <p><i>Dual Occupancy: 2 spaces for each 3 or more bedroom dwelling</i></p> <p><u>Dwelling A</u> 4 bedrooms = 2 car parking spaces, double garage side-by-side configuration <u>complies</u></p> <p><u>Dwelling B</u> 5 bedrooms = 2 car parking spaces, double garage side-by-side configuration <u>complies</u></p> <p>In accordance with the table above.</p>	✓

2. Where the calculation in respect of the level of parking required results in a fraction of a space, the requirement shall be taken to the next highest whole number, unless otherwise specified.	See calculations above.	✓
3. All car parking spaces are to be made available for the purposes of car parking and should not be used for storage purposes.	The proposal is compliant with this condition; additional storage space has been included in the design to ensure parking spaces are not required for storage and developments do not rely heavily on street parking. Refer to the Architectural Plans for details.	✓
4. The number of off-street car parking spaces required for a development must be calculated in accordance with the methodology demonstrated in the following hypothetical development example [redacted] - not applicable, complies	[omitted] not applicable to the proposed development; parking provided in whole numbers. See calculations above.	

G1.5 Contributions in lieu of providing off street parking

[redacted] not applicable to development proposed

PART H - RESIDENTIAL REQUIREMENTS

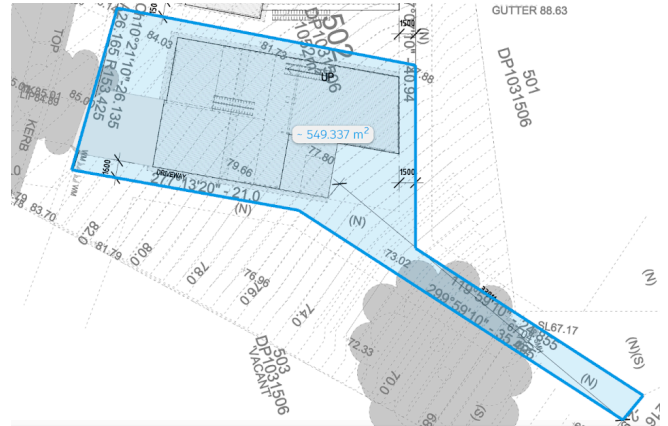
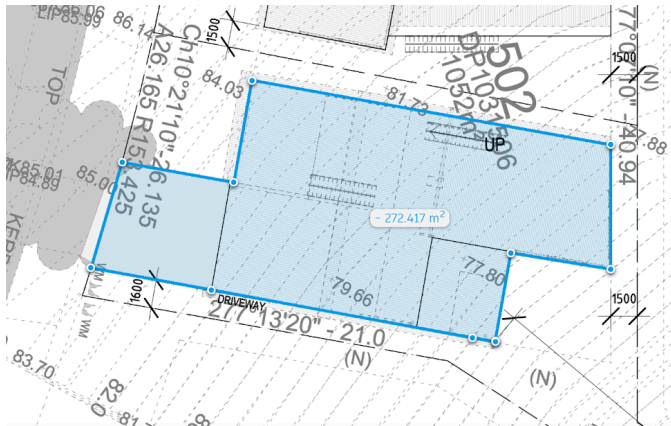
H1 Residential development

Objectives	Proposal Response & Compatibility	
A. Encourage a variety and choice of housing types and sizes in localities;	The proposal directly appeals to this objective and proposes an alternative to the traditional single detached dwelling house which may not be suitable to some families. The effectiveness of the proposal is detailed below.	✓
B. Ensure new housing integrates with the surrounding scale and character of the locality;	The proposal is a permitted development type for the R1 General Residential zone of No. 2 Hurzdans Reach , and is compliant with all relevant legislative controls that determine scale and character, ensuring it is compatible with the existing context.	✓

	The effectiveness of the proposal is detailed below.	
C. Ensure that the impact of new housing on the amenity of surrounding properties is minimised.	<p>As above, the proposal is compliant with all controls that determine scale and character, and also complies with all amenity-based targets and controls to ensure minimal impact on neighbouring dwellings as prescribed in this Clause.</p> <p>The effectiveness of the proposal is detailed below.</p>	✓
H2 Primary residential requirements		
H2.1 Site coverage and lot requirements		
Objectives	Proposal Response & Compatibility	
A. Ensure bulk and scale is compatible with the surrounding built forms and enhances the streetscape and public and private space;	<p>The proposal complies with this performance criteria; the proposed development type is permitted with consent in the R1 zone of No. 2 Hurzdans Reach and complies with all relevant controls for bulk and scale in residential zones.</p> <p>Additionally, analysis of the proposals performance in response to current surrounding neighbourhood character, and desired future outcomes for Tallwoods Village further illustrates the positive contributions of the proposal to the quality of the streetscape and interface between public and private.</p>	✓
B. Development maximises permeable surfaces and maintains a balance between the built and unbuilt upon areas;	The proposal is compatible with this objective; as demonstrated throughout this report and in particular in the Landscape Plans submitted as part of this Development Application.	✓
<p>C. Development provides for undeveloped areas that are of a suitable size, dimension and slope that will:</p> <ol style="list-style-type: none"> 1. Accommodate private outdoor area requirements that suit the anticipated needs of the occupants; 	The proposal is compatible with this objective and subsequent performance criteria; it has already demonstrated throughout this report the suitability of the site for the proposal and the compatibility of the design with all applicable legislative controls.	✓

2. Enhance privacy and views between housing, other buildings and the street (other sections);	<p>All controls regarding private outdoor space, visual and acoustic privacy, views and views sharing and streetscape qualities have been met or exceeded by the proposed scheme. In the rare case of a non-compliance, the proposal is suitably justified through the mitigation of site constraints being particularly demanding on such a steeply sloping site.</p> <p>Refer to the relevant sections of this report, providing additional and more specific detail on these individual items.</p>	✓
3. Actively facilitate on-site stormwater infiltration and harvesting for re-use (other sections);	<p>The proposal complies with these performance criteria; to minimise runoff the proposal utilises abundant deep soil landscaping to help with absorption and, where possible, the built /hard structures of the dwelling and attached driveways and paths are surrounded by landscape area to help drain water that is caught by these impervious areas. Additional provisions are detailed in the Stormwater and Landscape plans submitted as part of this Development Application.</p>	✓
4. Incorporate suitable measures to minimise run off;		✓
5. Provide space for service functions, such as clothes drying.	The proposal complies with this performance criteria; clothes drying locations are identified on the Architectural Plans.	✓
6. Ensure the density of a variety of building forms integrates with the character of residential environments.	<p>The proposal complies with this performance criteria; the proposed development type is permitted with consent in the R1 zone of No. 2 Hurzdans Reach and complies with all relevant controls for density in residential zones.</p> <p>Additionally, analysis of the proposals performance in response to current surrounding neighbourhood character, and desired future outcomes for Tallwoods Village demonstrates further compatibility with this Clause.</p>	✓

Dwelling A:



H2.2 Building setbacks

Objectives

A. Integrate new dwellings, alterations and additions within the established streetscape character through consistency in street boundary setbacks;

Proposal Response & Compatibility

As described above the proposed development type is permitted with consent in the R1 zone of **No. 2 Hurzdans Reach** and complies with all relevant controls for density in residential zones.



Additionally, analysis of the proposals performance in response to current surrounding neighbourhood character, and desired future outcomes for Tallwoods Village demonstrates further compatibility with this Clause.

B. Ensure that new dwellings, dwelling alterations, additions and associated larger structures (i.e. garages and sheds) are set back from side and rear boundaries minimise the bulk, scale and amenity impacts on adjoining properties;

The proposal is compatible with this objective; all setback conditions are described in detail below.



The proposed development type is permitted with consent in the R1 zone of **No. 2 Hurzdans Reach** and complies with all relevant controls for bulk and scale in residential zones.

Additionally, analysis of the proposals performance in response to current surrounding neighbourhood character, and desired future outcomes for Tallwoods Village further illustrates the positive contributions of the proposal to the quality of the streetscape and interface between public and private.

C. Ensure there is adequate space on the site to provide for appropriate levels of landscaping, open space and privacy;	<p>The proposal is compatible with this objective and subsequent performance criteria; it has already demonstrated throughout this report the suitability of the site for the proposal and the compatibility of the design with all applicable legislative controls.</p> <p>All controls regarding private outdoor space, visual and acoustic privacy, views and views sharing and streetscape qualities have been met or exceeded by the proposed scheme. In the rare case of a non-compliance, the proposal is suitably justified through the mitigation of site constraints being particularly demanding on such a steeply sloping site.</p> <p>Refer to the relevant sections of this report, providing additional and more specific detail on these individual items.</p>	
D. Avoid undesirable characteristics, such as gun barrel developments, bulky forms and long walls;	The proposal is compatible with this objective; none of these elements are proposed.	
E. Optimise solar access and privacy for both the new development and existing surrounding development.	The proposal is compatible with this objective; compliance is demonstrated in the Solar Studies / Shadow Diagrams submitted as part of this Development Application.	
Performance criteria	Proposal Response & Compliance	
Zero Lot Lines [redacted] not applicable to the proposed development	[omitted] does not apply to proposed development	
H2.3 Building height		
Objectives	Proposal Response & Compatibility	
a. Maintain a low-rise residential character throughout the Greater Taree suburban areas, especially in areas of predominantly detached housing;	As described above, the proposed development type is permitted with consent in the R1 zone of No. 2 Hurzdans Reach and complies with all relevant controls for bulk and scale in residential zones. Additionally, analysis of the proposals performance in response to current	
b. Ensure dwellings are sensitively designed (i.e. height and bulk) and		

consistent with their surroundings, especially in scenic locations;	surrounding neighbourhood character, and desired future outcomes for Tallwoods Village demonstrates further compatibility with this Clause.	
c. Maintain and enhance existing levels of neighbourhood amenity, especially in relation to privacy, solar access, views and apparent building bulk;		✓
d. Avoid adverse visual impact on streetscapes;		✓
e. Minimise impacts of multi dwelling housing where the local area consists substantially of detached housing; [redacted] not applicable to development proposed	[omitted] not applicable to development proposed	
f. Ensure that an appropriate relationship between the floor levels of adjoining development is maintained.	The proposal is compliant with this performance criteria; as detailed in the Architectural Plans and as per the discussion in this report.	✓
Performance criteria	Proposal Response & Compliance	
1. The lowest floor level of all development shall not be greater than 1m above natural ground levels at any point.	<p>As above, the proposal is unable to comply with this condition.</p> <p>As described above, the topographical constraints of the site force the proposal to contravene this clause. However, despite being numerically non-compliant in some instances the cut and fill included in the proposed development <i>does</i> reflect conscious decisions to minimise the impacts of cutting and filling on the site and surrounds, across both the natural and built environments.</p> <p>The Tallwoods Village and surrounding Mid Coast mountainous region attribute much of their desirability to the views and environments available to residents of the hilly and elevated townships. However this also encapsulates the difficulty of living here; building effective housing solutions often requires extensive site works (as in the case of</p>	✗

No. 2 Hurzdans Reach) or unique architectural solutions to geotechnical hurdles.


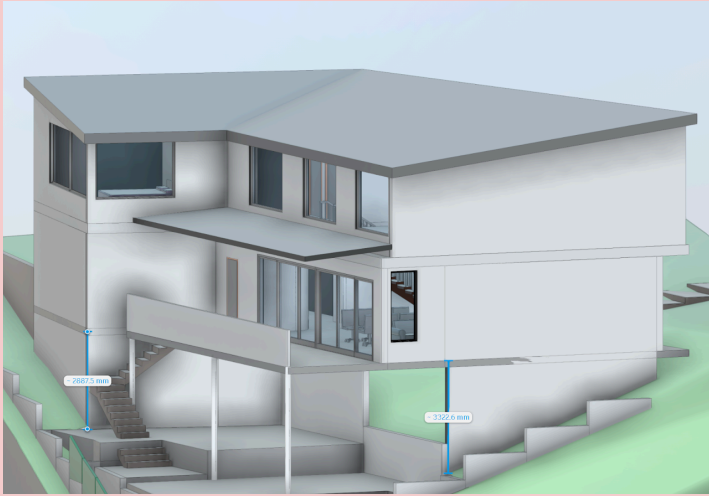


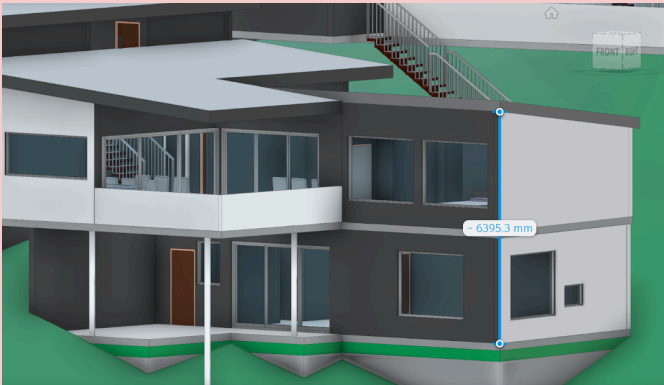

In order to make the most of the lifestyle opportunities available to the site, and to provide additional, diversified housing stock for the community as per the Aims of both the LEP and DCP, the site has necessitated architectural outcomes that are unaligned with some of the numerical controls of this Clause, but completely in-line with the objective aims and lifestyle-based criteria.

The areas of non-compliance are described across the Architectural Plans, particularly the Sections and Elevations which also show the extent of the difficulty of the terrain and the impossibility of compliance with this Condition. These views also demonstrate the benefits to the spatial organisation and interrelationships generated by the targeted, highly-specific and designed non-compliances.

The variation of the terrain and the proposed cut and fill requirements are illustrated on the section included below, and do show that there is more fill or building above natural ground level than there is cut proposed, therefore protecting much of the original site conditions.

There is also much precedent for contravention of this standard, as described in the **Request to Vary a Development Standard** report submitted as part of this Development Application.



Desired architectural outcomes and aesthetic values combined with difficult site terrain result in a non-compliant floor height as shown in the 3D view of the Proposal below. Both Dwelling A and Dwelling B have non-compliant floor level heights. See 3D views included below.

Dwelling A		Dwelling B		
				
<p>2. In areas mapped as having a permitted building height of 8m or 8.5m, development shall contain not more than two storeys at any given point.</p>		<p>The proposal complies with this performance criteria; refer to the Architectural Drawings, in particular the Sections and Elevations for details.</p>		
<p>3. In areas mapped as having a permitted building height of 8m or 8.5m, the maximum height to the point of intersection of wall and eaves lines is to be 6m above the corresponding lowest storey at any point along the line of external walls.</p>		<p>The proposal is unable to comply with this condition. Desired architectural outcomes and aesthetic values generate a non-compliant wall height as shown in the 3D view of the Proposal below. Both Dwelling A and Dwelling B have non-compliant wall heights.</p> <p>This is addressed in the Request to Vary a Development Standard report provided as part of this Development Application.</p>		
Dwelling A		Dwelling B		
				
<p>4. In areas mapped as having a permitted building height of 11.5m, [redacted] not applicable to the proposed development</p>		<p>[omitted] does not apply to proposed development</p>		

5. In areas mapped as having a permitted building height of 11.5m, [redacted] not applicable to the proposed development	[omitted] does not apply to proposed development	
6. Rooftop balconies, terraces and the like are [redacted] not applicable to the proposed development	[omitted] does not apply to proposed development	
H2.4 Car parking and access		
Objectives	Proposal Response & Compatibility	
A. Ensure that parking areas, access ways, driveways and streets allow safe appropriate and efficient vehicle movement and efficient connections to the existing street network, while minimising the loss of on-street public parking spaces;	The proposal is compatible with this objective as the parking provision has been designed to comply and provide safe and efficient site access for both vehicles and pedestrians, without compromise to the streetscape conditions. This compatibility is detailed below.	✓
B. Provide adequate, secure and accessible on-site parking for residents and visitors;	The proposal is compliant with this performance criteria; as detailed in the Architectural Plans and as per the discussion in this report.	✓
C. Ensure vehicular and pedestrian safety;	The kerbside crossovers have been designed for maximum visibility to ensure vehicular and pedestrian safety, and are not obscured by any proposed structures or significant vegetation. All structures are set back to allow maximum visibility from the threshold, and vegetation is low-growing so that lines of sight are unobstructed in all directions.	
D. Integrate access design with the overall building and landscape design;	The proposal is compliant with this performance criteria; as detailed in the Architectural Plans and as per the discussion in this report.	✓
E. Minimise the visual and environmental impacts of on-street and off-street parking, through considered location of vehicle accesses and parking areas;	As described above, the proposal is compatible with these objectives as the parking provision has been designed to comply and provide safe and efficient site access for both vehicles and pedestrians, without compromise to the	✓

F. Minimise the visual and acoustic impact of vehicle movements on the living areas of all dwellings;	<p>aesthetic environments both on site and in the public domain adjacent.</p> <p>Parking is both complementary and subservient to the building and landscape design which promotes the preservation of both visual and acoustic privacy between dwellings. This is reflected in the Architectural and Landscape Plans submitted as part of this Development Application.</p> <p>This compatibility is further detailed below.</p>	✓
G. Ensure that car parking areas are contained in size and are surfaced appropriately to minimise the adverse effects of additional stormwater point loading;	<p>The proposal is compatible with these objectives; as detailed in the Architectural Plans and as per the discussion in this report.</p> <p>This compatibility is further detailed below.</p>	✓
H. Ensure service vehicle access is met where necessary.	[omitted] does not apply to proposed development	
Performance criteria	Proposal Response & Compliance	
All residential development		
1. Garages and driveways do not dominate the street facade of the development.	The proposal is compatible with this requirement; as reflected on the Architectural Plans.	✓
2. Long straight driveways are to be avoided.	The proposal is compatible with this requirement; the driveways proposed are not “long” as reflected on the Architectural Plans.	✓
3. Hardstand areas should be minimised and, where soil conditions permit, be substantially constructed using semi-pervious materials to reduce water run-off and increase soil absorption.	<p>The proposal is compatible with this requirement; the proposed hardstand and driveway areas are the minimum required to provide safe and efficient access to and from the site.</p> <p>The site coverage and landscape conditions proposed are entirely compliant with the relevant controls and it is at the discretion of council whether or not the proposal satisfies this condition without the inclusion of semi-pervious materials in excess of that proposed.</p>	✓

	Additional details will be provided at the Construction Certificate stage to reflect the approved scheme and any required changes prescribed by Council.	
4. Design for vehicle access and parking should in every instance take into account: a. The size and number of dwellings proposed	The proposed parking provision is compatible with all relevant parking performance criteria prescribed for Dual Occupancy development.	✓
b. The provision of on-site car parking that is easily accessible by visitors	The scope of the development does not require a provision for visitor parking.	
c. The effect of sloping land in reducing parking opportunities	<p>The proposal invokes the consideration of Part 6 of this Clause:</p> <p><i>6. Special consideration will be given to particular site conditions such as existing vegetation, site drainage, steep access etc.</i></p> <p>The predisposition of the site is steeply sloped and therefore difficult to develop in a conventional way.</p> <p>The negotiation of this site constraint by the proposal has been discussed at length throughout this report. In summary, despite the constraints of the site, the parking condition is highly compatible and compliant.</p> <p>It would be unreasonable to restrict development of the site due to inconsistencies with performance criteria prescriptions which are directly informed by the site's slope.</p>	✓
d. The safety of pedestrians, cyclists and vehicles	<p>The proposal is compliant with the performance criteria specified in this Clause.</p> <p>The design of the driveways takes into consideration lines of sight to and from the property and the subsequent positioning of them maximises visibility for all vehicular and pedestrian traffic.</p>	✓

<p>e. Efficient use of car spaces and access ways including manoeuvrability for vehicles between the street and the lot.</p>	<p>The proposal invokes Part 3 of Clause H3.3 Dual Occupancies:</p> <p><i>Consideration may be given to permitting reversing movements from dwellings on lots not having frontage to a main road only where a garage faces the street and there is a maximum reversing distance of 10m to the carriageway.</i></p> <p>Dwelling A - invokes the provisions of this Clause</p> <p>Dwelling B - invokes the provisions of this Clause</p> <p>Under the conditions of this Clause, the proposal complies; the short distance of the vehicular manoeuvre between the parking garage and the roadway ensures minimal opportunity for any issues to arise from a reverse manoeuvre either entering or exiting the site in a vehicle.</p>	
<p>5. Driveways in all cases are to be at least 3m wide and include an internal radius of 4m at the point where there is a change in direction</p>	<p>The proposal is compliant with this performance criteria, all vehicular access paths and driveways are 6.0m wide and changes of direction are not encouraged within the site boundary. Site entry and exiting direction is determined prior to the manoeuvre and cannot be changed.</p> <p>As described above, the proposal invokes Part 3 of Clause H3.3 Dual Occupancies:</p> <p><i>Consideration may be given to permitting reversing movements from dwellings on lots not having frontage to a main road only where a garage faces the street and there is a maximum reversing distance of 10m to the carriageway.</i></p> <p>Dwelling A - invokes the provisions of this Clause</p>	

	<p><u>Dwelling B</u> - invokes the provisions of this Clause</p> <p>Under the conditions of this Clause, the proposal complies; the short distance of the vehicular manoeuvre between the parking garage and the roadway ensures minimal opportunity for any issues to arise from a reverse manoeuvre either entering or exiting the site in a vehicle.</p>	
6. Special consideration will be given to particular site conditions such as existing vegetation, site drainage, steep access etc.	<p>The proposal invokes the consideration of this clause giving the predisposition of the site being steeply sloped and difficult to develop in a conventional way.</p> <p>The negotiation of this site constraint by the proposal has been discussed at length throughout this report. It would be unreasonable to restrict development of the site due to inconsistencies with performance criteria prescriptions which are directly informed by the site's slope.</p>	✓
7. Where land has a frontage to a main road all development shall provide sufficient area on site to allow vehicles to enter and leave the site in a forward direction.	<p>The proposal invokes Part 3 of Clause <i>H3.3 Dual Occupancies:</i></p> <p><i>Consideration may be given to permitting reversing movements from dwellings on lots not having frontage to a main road only where a garage faces the street and there is a maximum reversing distance of 10m to the carriageway.</i></p> <p><u>Dwelling A</u> - invokes the provisions of this Clause</p> <p><u>Dwelling B</u> - invokes the provisions of this Clause</p> <p>Under the conditions of this Clause, the proposal complies.</p>	✓
H2.5 Private open space		

Objectives	Proposal Response & Compatibility	
a. Provide sufficient open space for the reasonable needs of residents for privacy, access, outdoor activities, views, service functions and landscaping;	The proposal is compatible with this objective; refer to the details on Private Open Space provided throughout this report and across the Architectural and Landscape Plans.	✓
b. Provide ground level private open space directly linked to the living areas of dwelling;	The proposal is compatible with this objective; refer to the details on Private Open Space provided throughout this report and across the Architectural and Landscape Plans.	✓
c. Locate private open space so that it takes advantage of solar access, privacy from adjacent properties, outlook and views, existing plantings and existing landform;	The proposal is compatible with this objective; refer to the details on Private Open Space provided throughout this report and across the Architectural and Landscape Plans.	✓
d. Ensure that all open spaces, private or communal are clearly defined and are useable, and help create a pleasant, safe and attractive living environment.	The proposal is compatible with this objective; refer to the details on Private Open Space provided throughout this report and across the Architectural and Landscape Plans.	✓
Performance criteria	Proposal Response & Compliance	
1. Each dwelling shall be provided with quality, useable private open space (POS)	The proposal is compliant with this performance criteria; refer to the details on Private Open Space provided throughout this report and across the Architectural and Landscape Plans.	✓
2. The POS area of each dwelling is to have a principal private open space (PPOS) directly connected to a living zone of the dwelling.	The proposal is compliant with this performance criteria; refer to the details on Private Open Space provided throughout this report and across the Architectural and Landscape Plans.	✓
3. POS is to be no steeper than 1:10 gradient. On steeper sites open space is to be terraced to provide useable space. A front POS forward of the building line will only be considered where the allotment is predominantly north facing.	The proposal is compliant with this performance criteria; refer to the details on Private Open Space provided throughout this report and across the Architectural and Landscape Plans.	✓
4. Sunlight must reach at least 50% of the POS of both the subject dwelling and of any	The proposal is compliant with this performance criteria; refer to the Solar Studies	✓





adjoining dwelling, for not less than 3 hours between 9:00am and 3:00pm on 21 June. POS that has a southerly orientation (shaded by the dwelling and/or adjacent dwelling) may require an increase in its area to compensate for the shaded POS.	/ Shadow Diagrams submitted as part of this Development Application.	
5. At least one principal living area of a dwelling must face predominantly north.	The proposal is compliant with this performance criteria; refer to the details provided throughout this report and across the Architectural Plans.	✓
6. The POS shall be adequately screened for privacy from adjacent dwellings and passers-by.	The proposal is compliant with this performance criteria; refer to the details provided throughout this report and across the Architectural Plans.	✓
7. Any dwellings which cannot be provided with private open space at ground level (i.e. residential flat buildings, shop top housing) shall instead be provided with a balcony.	The proposal is compliant with this performance criteria; refer to the details provided throughout this report and across the Architectural Plans.	✓
8. Enclosing screen walls or fences should be designed to ensure privacy, for the dwelling and for adjoining communal open space or access ways and for other dwellings and their yards.	The proposal is compliant with this performance criteria; refer to the details provided throughout this report and across the Architectural Plans.	✓
9. Part of the private open space should be capable of enabling an extension of the function of the dwelling for relaxation and recreation, and be directly accessible from the living area of a dwelling [.]	The proposal is compliant with this performance criteria; refer to the details provided throughout this report and across the Architectural Plans.	✓
10. Planting should not obscure or obstruct dwelling entries, adjoining public space, paths or streets in a way that reduces actual or perceived personal safety.	The proposal is compliant with this performance criteria; refer to the details provided throughout this report and across the Architectural and Landscape Plans.	✓
11. Proposed tree locations and species are to be selected so as not to adversely impact upon the amenity of adjoining properties or interfere with adjoining structures.	The proposal is compliant with this performance criteria; refer to the details provided throughout this report and across the Architectural and Landscape Plans.	✓
H2.6 Solar access and overshadowing		

Objectives	Proposal Response & Compatibility	
A. Maximise sunlight access to the living areas and private open space of the dwelling;	The proposal is compatible with this objective;, as per the provided Solar Studies / Shadow Diagrams provided as part of this Development Application.	✓
B. Minimise overshadowing of the living areas and private open space of adjoining properties;	The proposal is compatible with this objective;, as per the provided Solar Studies / Shadow Diagrams provided as part of this Development Application.	✓
C. Minimise the need for artificial lighting during daylight hours and artificial heating and cooling.	<p>The proposal is compatible with this objective;, as per the provided Solar Studies / Shadow Diagrams provided as part of this Development Application.</p> <p>Additional details to be noted on the Architectural Plans regarding spatial planning and organisation, to make the most of the site's aspect and natural micro climate.</p>	✓
Performance criteria	Proposal Response & Compliance	
1. Shadow diagrams are to be submitted with all new development applications for 2 storeys or greater.	The proposal is compliant with this criteria, as per the provided Solar Studies / Shadow Diagrams.	✓
2. All new dwellings are to be designed to ensure that the predominant living spaces and the key private open space maximises northern or eastern sun.	The proposal is compliant with this criteria, as per the provided Solar Studies / Shadow Diagrams.	✓
3. The proposed development is to demonstrate that a minimum of 3 hours solar access is achieved between 9:00am and 3:00pm on 21 June to at least 50% of the private open space and to the principle living, dining, family and rumpus room(s) of the proposed dwelling and the adjoining dwellings/properties. Where this cannot be achieved, applicants are to demonstrate that the design maximises solar access.	The proposal is compliant with this criteria, as per the provided Solar Studies / Shadow Diagrams.	✓
4. Buildings must be sited and/or designed to avoid overshadowing on adjoining properties	The proposal is compliant with this criteria, as per the provided Solar Studies / Shadow	✓

should be addressed, including, but not limited to, increasing setbacks, articulation, variations in roof forms and/or reducing building bulk or minimising height.	Diagrams and in conjunction with the Architectural Plans.	
H2.7 Acoustic and visual privacy		
Objectives	Proposal Response & Compatibility	
A. Ensure the siting and design of dwellings, including terraces and balconies, minimises the overlooking of adjoining properties will have a reasonable level of privacy to their dwelling and private open space area;	The proposal is compliant with these objectives as demonstrated on the Site Analysis and further detailed across the Architectural Plans, as per the discussion in this report.	✓
B. Ensure the siting and design of dwellings contains noise within the dwelling and outdoor areas without unreasonable transmission to adjoining dwellings;	Where visual and/or privacy cannot be assured through building design alone, the appropriate screening measures will be implemented as described on the plans or as required by Council in order to secure development approval and ensure equitable privacy between all adjacent dwellings.	✓
C. Ensure that dwellings close to noise sources, such as roads, railway or industry, are sited and designed to provide a comfortable living and sleeping environment and isolate adverse impacts from noise sources;	The proposal is compliant with this objective; as detailed across the Site Analysis, Architectural Plans and as per the discussion in this report.	✓
D. Provide appropriate separation between dwellings to ensure acceptable levels of acoustic privacy between them;	The proposal is compliant with this objective; as detailed in the Architectural Plans and as per the discussion in this report.	✓
E. Ensure an adequate degree of visual privacy for residents of all forms of housing, with additional care being required in the design of any attached dwellings.	The proposal is compliant with this objective; as detailed in the Architectural Plans and as per the discussion in this report.	✓
Performance criteria	Proposal Response & Compliance	
1. Windows and balconies should be designed and oriented to minimise overlooking of main living areas and private open space. Effective design is preferred to the use of screening devices, high sills or obscured glass.	The proposal is compliant with this performance criteria; as detailed in the Architectural Plans and as per the discussion in this report.	✓
2. Dwellings are to be sited and designed to limit the potential for noise transmission to	The proposal is compliant with this performance criteria; as detailed in the	✓

the living and sleeping areas of adjacent dwellings.	<p>Architectural Plans and as per the discussion in this report.</p> <p>Where visual and/or privacy cannot be assured through building design alone, the appropriate screening measures will be implemented as described on the plans or as required by Council in order to secure development approval and ensure equitable privacy between all adjacent dwellings.</p>	
3. Shared common walls and floors between dwellings must be constructed in accordance with the noise transmission and insulation requirements of the Building Code of Australia.	<p>The proposal is compliant with this performance criteria; as detailed in the Architectural Plans and as per the discussion in this report. Additional construction details may be provided as required during the development application assessment or during the Construction Certificate stage so as to reflect most-accurately the scheme that has been approved.</p>	✓
4. Where landscape plantings can assist in visual privacy, evergreens must be used and they must be of a size that will visually screen the noise source within 3 years.	<p>The proposal is compliant with this performance criteria; as detailed in the Landscape Design and Architectural Plans, and as per the discussion in this report.</p> <p>Where visual and/or privacy cannot be assured through building design alone, the appropriate screening measures will be implemented as described on the plans or as required by Council in order to secure development approval and ensure equitable privacy between all adjacent dwellings.</p> <p>This includes the strategic use of planting and vegetation to obscure instances of overlooking or as a dampener for acoustic transgressions.</p>	✓
5. Careful consideration should be given to the location of noise generating activities/ items such as air-conditioning units, swimming pool equipment, recreation areas driveways and car spaces to minimise the impact on the amenity of adjoining properties.	<p>The proposal is compliant with this performance criteria; as detailed in the Architectural Plans and as per the discussion in this report.</p> <p>Where visual and/or privacy cannot be assured through building design alone, the appropriate</p>	✓

	<p>screening measures will be implemented as described on the plans or as required by Council in order to secure development approval and ensure equitable privacy between all adjacent dwellings.</p> <p>This includes the strategic use of planting and vegetation to obscure instances of overlooking or as a dampener for acoustic transgressions.</p>	
6. A minimum line-of-sight separation of 3m is required between parking areas/streets and all bedroom windows.	The proposal is compliant with this performance criteria; as detailed in the Architectural Plans and as per the discussion in this report.	✓
7. Where any wall openings of adjacent dwellings are opposite each other, a minimum separation of 3m is required.	The proposal is compliant with this performance criteria; as detailed in the Architectural Plans and as per the discussion in this report.	✓
8. All opposing windows and doors on adjacent lots must be offset.	The proposal is compliant with this performance criteria; as detailed in the Architectural Plans and as per the discussion in this report.	✓
<p>9. A minimum of 9m is required between the windows of habitable rooms of facing dwellings that abut a public or communal area. This distance should be increased to 12m for windows above first-floor level. Direct views between living area windows of adjacent dwellings must be screened or obscured where:</p> <ul style="list-style-type: none"> • Ground and first floor windows are within an area described by taking a 9m radius from any part of the window of the adjacent dwellings. An area so defined is described as a privacy sensitive zone. • Other floor windows are within a privacy sensitive zone described by a 12m radius. 	<p>The proposal is compliant with these performance criteria as detailed in the Architectural Plans, and as per the discussion in this report.</p> <p>Where visual and/or privacy cannot be assured through building design alone, the appropriate screening measures will be implemented as described on the plans or as required by Council in order to secure development approval and ensure equitable privacy between all adjacent dwellings.</p> <p>This includes the strategic use of planting and vegetation to obscure instances of overlooking or as a dampener for acoustic transgressions.</p>	✓

<p>10. Overlooking of ground level private open spaces, from upper levels is to be avoided, for example through the use of setbacks, level changes, landscaping and/or pergolas.</p>	<p>The proposal is compliant with these performance criteria as detailed in the Architectural Plans, and as per the discussion in this report.</p> <p>The orientation of both dwellings relative to their own, and their adjacent private open spaces ensures that there is no direct overlooking of private open space that does not directly relate to the same dwelling.</p>	
<p>11. Overlooking between units is to be avoided, for example through dividing fins, louvres and other design details.</p>	<p>The proposal is compliant with this performance criteria; as detailed in the Architectural Plans.</p>	
<p>12. The windows and doors of proposed dwellings that provide direct view into the living area/bedroom windows of an adjoining dwelling should:</p> <ul style="list-style-type: none"> • Be located out of alignment with the windows of adjoining dwellings, or • Have fixed obscure glazing to a minimum height of 1.7m above floor level, or • Use another form of screening to the satisfaction of Council. 	<p>The proposal is compliant with these performance criteria as detailed in the Architectural Plans, and as per the discussion in this report.</p> <p>As described above, the orientation of both dwellings relative to their neighbours is a strategic design move to maximise both visual and acoustic privacy. This includes the obscuring of any opportunities to overlook neighbouring bedrooms or living areas.</p>	
<p>13. The outlook from a proposed dwelling into the private open space of another dwelling does not require screening where:</p> <ul style="list-style-type: none"> • Windows are in bathrooms, toilets, laundries, storage rooms or other non habitable rooms. • Windows have a minimum sill height of 1.5m above floor level or translucent glazing to a minimum height of 1.5m above floor level. • Windows and balconies of upper level dwellings are purpose-designed to prevent overlooking of more than 50% of the private open space of a low-level or neighbouring dwelling. 	<p>The proposal is compliant with these performance criteria as detailed in the Architectural Plans, and as per the discussion in this report.</p> <p>As described above, the orientation of both dwellings relative to their own, and their adjacent private open spaces ensures that there is no direct overlooking of private open space that does not directly relate to the same dwelling.</p> <p>Furthermore, this orientation is a strategic design move to maximise both visual and acoustic privacy. This includes the obscuring of any opportunities to overlook neighbouring bedrooms or living areas.</p>	

14. A rooftop balcony, terrace and the like on residential developments and outbuildings is not suitable where it compromises privacy and amenity.	[omitted] not applicable to the proposed scheme.	
H2.8 Views		
Objectives	Proposal Response & Compatibility	
A. Avoid compromising available quality views;	The proposed scheme is compatible with this objective for the preservation and sharing of views. The split-level or terraced nature of the proposed detached dual occupancy ensures a compatible relationship with the ground plane. Combined with compliant setbacks and a building footprint contained to the legislated building area nominated for No. 2 Hurzdans Reach , the overall scope of the proposal is appropriate for the site. The reduced buildable footprint permitted on the site and neighbouring sites helps ensure view corridors amongst and between properties, and from the public domain. In this way the proposal is also compatible.	
B. Minimise view loss from adjoining or nearby properties and public places;		
C. Avoid development of a form which will substantially compromise views available from public thoroughfares and from private living areas;		
D. Maintain view sharing for existing and future residents.		
Performance criteria	Proposal Response & Compliance	
1. Provision of a view analysis as a component of a site analysis to indicate that a proposed development reflects the desirability of protecting known views and the principles of view sharing. The view analysis of surrounding development is required to indicate the position of the proposal on its site, the location of adjoining buildings and the degree of view loss, if any, resulting from the proposal.	The proposal documentation is compliant with this performance criteria and provides a view analysis component as part of the Architectural Plans to supplement the compliance described throughout this report, particularly against the objectives described above.	
2. Council may require the erection of a height profile structure certified by a registered surveyor on the site prior to determining an application.	[omitted] at the discretion of the council, to be abided	

H2.9 Safety, security and entrances		
Objectives	Proposal Response & Compatibility	
A. Ensure a safe physical environment by promoting crime prevention through design;	The proposal supports this objective by providing additional housing stock that is also an alternative to the traditional single-dwelling house that is financially out of reach for many families.	✓
B. Ensure that siting and design of dwellings, buildings and spaces contributes to the actual and perceived personal and property safety of residents and visitors;	<p>As described above, by providing a more affordable housing option without compromising the available amenity, or to the detriment of the urban environment, the proposal supports the growth of the community and ensures that a variety of housing types are available to suit all demographics, family types and financial capacities.</p> <p>Multi-generational communities are better supported against adverse economic conditions, strengthening them and giving them greater longevity. This is all key to the resilience and sustainability of healthy, happy and prosperous communities.</p> <p>By encouraging and supporting the growth of Tallwoods Village and providing housing suitable for families, a positive community demographic is encouraged and maintained, promoting safety and security through fostering a sense of community.</p> <p>Additionally, the proposal adheres to all the relevant criteria specified in this part for designing for safety and security, particularly through the orientation of entries and spatial organisation to encourage passive surveillance of the public domain from each dwelling.</p> <p>Refer to the rest of this report, below.</p>	✓

C. Ensure that the front entrance of each dwelling is clearly defined and visible to pedestrians and emergency services personnel from the street that it faces;	The proposal is compliant with this performance criteria; as detailed in the Architectural Plans and as per the discussion in this report.	✓
D. Provide a consistent element of facade modulation as a means of contributing to streetscape amenity;	The proposal is compliant with this performance criteria; as detailed in the Architectural Plans and as per the discussion in this report.	✓
E. Provide a consistent element of facade modulation as a means of contributing to streetscape amenity;	The proposal is compliant with this performance criteria; as detailed in the Architectural Plans and as per the discussion in this report.	✓
Performance criteria	Proposal Response & Compliance	
All residential development <ol style="list-style-type: none"> Buildings are designed to face the street, with at least one habitable room window which can overlook streets and other public areas to provide casual surveillance of the public domain. 	<p>The proposal is compliant with this performance criteria; as detailed in the Architectural Plans and as per the discussion in this report.</p> <p>Dwelling A predominantly faces Cape View Way, and also addresses a portion of The Fairway, promoting passive surveillance across both frontages.</p> <p>Dwelling B has a main bedroom and entry facing The Fairway, providing a suitable interface between the public and private domain with the capacity for passive surveillance.</p>	✓
<ol style="list-style-type: none"> The site layout should ensure that the front entrance to a dwelling is easily identified by visitors and emergency services through design and conspicuous house numbering and that adequate privacy is maintained between individual entrances. 	The proposal is compliant with this performance criteria; as detailed in the Architectural Plans and as per the discussion in this report.	✓
<ol style="list-style-type: none"> Separate and covered pedestrian entry should be provided to each dwelling. In the case of dual occupancy, entries should be either oriented to the street and/or separated from driveways and communal areas by a transition zone (e.g. a porch or front verandah). 	The proposal is compliant with this performance criteria; as detailed in the Architectural Plans and as per the discussion in this report.	✓

4. Front fences, garages and landscaping elements are to be designed not to obstruct casual surveillance to and from the dwelling to permit safe access by residents and visitors to the dwelling.	The proposal is compliant with this performance criteria; as detailed in the Architectural Plans and as per the discussion in this report.	✓
5. Lighting to the exterior is to be provided to enhance the amenity and security around the dwelling, however, light spill must not adversely impact on adjoining properties.	The proposal is compliant with this performance criteria; as detailed in the Architectural Plans and as per the discussion in this report.	✓
6. Buildings should be detailed or articulated in a manner that identifies the entry and expresses individual dwellings to the street frontage where possible.	The proposal is compliant with this performance criteria; as detailed in the Architectural Plans and as per the discussion in this report.	✓
H2.10 Front Fencing		
Objectives	Proposal Response & Compatibility	
A. Ensure fencing does not dominate the streetscape and that it is integrated with, and positively contributes to, the character of the streetscape and the locality;	The proposal complies with this performance criteria; refer to the Architectural Plans, particularly the Elevations and Fence Plan and Details submitted as part of this Development Application for details on the front fence type and setout proposed.	✓
B. Ensure front fencing is integrated with the landscaping and building design;	<p>The proposal complies with this performance criteria; refer to the Architectural Plans, particularly the Elevations and Fence Plan and Details submitted as part of this Development Application for details on the front fence type and setout proposed.</p> <p>Additional details are provided in the Materials and Finishes schedule also supplied. Manufacturers details may be provided at the Construction Certificate stage where applicable.</p>	✓
C. Ensure a balance of privacy, safety and security for occupants of new and existing dwellings, whilst encouraging the opportunities for visual and social interaction and connection with the street;	The proposal complies with this performance criteria; refer to the Architectural Plans, particularly the Elevations and Fence Plan and Details submitted as part of this Development Application for details on the proposed boundary fence design.	✓

D. Ensure that fences and walls are designed to help define the boundary between public and private spaces and to assist in highlighting the property's pedestrian entry point.	The proposal complies with this performance criteria; refer to the Architectural Plans, particularly the Elevations and Finishes and Materials Schedule submitted as part of this Development Application for details on the proposed boundary fence design.	✓
Performance criteria	Proposal Response & Compliance	
1. Fencing should not block views from a dwelling towards the street or similarly obscure the visibility of the front entrance of a dwelling.	The proposal complies with this performance criteria; refer to the Architectural Plans, particularly the Elevations and Finishes and Materials Schedule submitted as part of this Development Application for details on the proposed boundary fence design.	✓
2. Where front boundary fencing is required, it is to be no taller than 900mm if solid and no taller than 1.5m if the fence has openings which make it at least 50% transparent. Fence materials and detail design is to be consistent with those of the character of fencing in the immediate locality.	<p>The proposal complies with this performance criteria; refer to the Architectural Plans, particularly the Elevations and Fence Plan and Details submitted as part of this Development Application for details on the front fence type and setout proposed.</p> <p>Additional details are provided in the Materials and Finishes schedule also supplied. Manufacturers details may be provided at the Construction Certificate stage where applicable.</p>	✓
3. The distance between modulating elements (indentations, posts, or engaged piers), should not be greater than 2.5m.	The proposal complies with these performance criteria; refer to the Architectural Plans, particularly the Elevations and Finishes and Materials Schedule submitted as part of this Development Application for details on the proposed boundary fence design.	✓
4. Front fences must not exceed 10m in length without some articulation or detailing to provide visual interest, i.e. fence posts, engaged piers etc.		✓
5. In locations (such as Crowdy Head), where front fences are not common, front boundary definition shall be achieved by hedging or other methods common to the local area.	The proposal complies with this performance criteria; refer to the Architectural Plans, particularly the Elevations and Fence Plan and Details submitted as part of this Development Application for details on the front fence type and setout proposed.	✓
6. All fencing behind the line of the dwelling/building façade, side and rear fences, may be a maximum of 1.8m.	The proposal complies with this performance criteria; refer to the Architectural Plans, particularly the Elevations and Finishes and Materials Schedule submitted as part of this	✓

	Development Application for details on the side and rear fence type and setout proposed.	
7. Side fences which project forward of the front building line should step down to the adjoining front fence.	The proposal complies with this performance criteria; refer to the Architectural Plans, particularly the Elevations and Finishes and Materials Schedule submitted as part of this Development Application for details on the front fence type and setout proposed.	✓
8. Expansive flat and blank surfaces to street frontages are to be minimised to reduce the opportunity for graffiti.	<p>The proposal complies with this performance criteria; refer to the Architectural Plans, particularly the Elevations and Finishes and Materials Schedule submitted as part of this Development Application for details on street frontage design.</p> <p>Additionally, strategic landscaping has been used to provide anchoring elements between the dwelling and the site, and also helps to shield the dwelling from vandalism.</p>	✓
Private Open Space Fencing 1. Where front fencing is utilised to provide screening to private open space it must be no higher than 1.5m if located on the front boundary. If proposed higher than 1.5m the fence must be located at least 1.2m from the property boundary. Private open space fencing must not exceed 1.8m.	The proposal complies with this performance criteria; refer to the Architectural Plans and Fence Plan and Details for additional information on the front fencing proposed in this development.	✓
2. Private open space fencing must demonstrate its adequacy for providing privacy to the development [.]	The proposal complies with this performance criteria; refer to the Architectural Plans and Fence Plan and Details for additional information on private open space fencing.	✓
H3 Controls for specific forms of residential accommodation This section provides additional detailed controls that apply to specific forms of residential accommodation including: <ul style="list-style-type: none"> • one and two storey single detached dwellings, • secondary dwellings, • dual occupancies, • multi dwelling housing, • residential flat buildings, • shop top housing. 		



H3.1 One and two storey single detached dwellings

[redacted] not applicable to development proposed

H3.2 Secondary dwellings

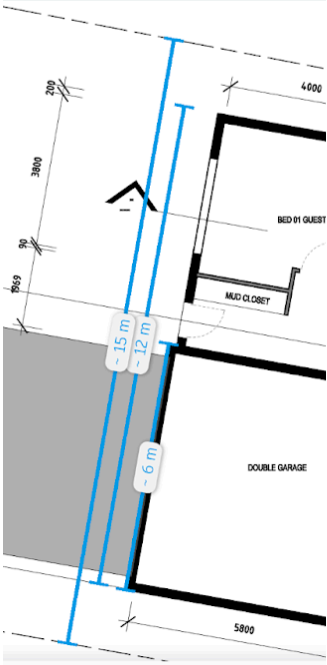
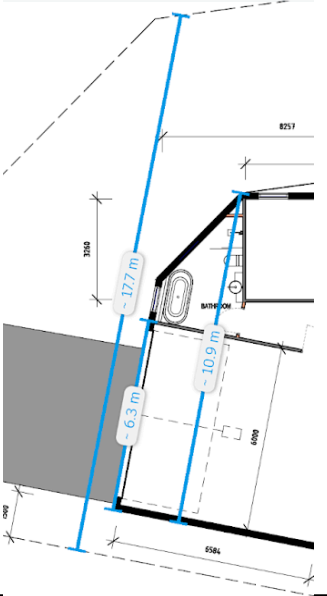
[redacted] not applicable to development proposed

H3.3 Dual occupancies

<i>Objectives</i>	<i>Proposal Response & Compatibility</i>	
A. Ensure dual occupancies and semi-detached dwellings are compatible with existing housing and do not adversely affect the local environment or the amenity of adjacent residents;	The proposal is compatible with this objective; as described at-length throughout this report and demonstrated in the vast compliance with applicable performance criteria defined in both the LEP and DCP.	
B. Provide housing choice for the residents of the Greater Taree City Council LGA.	<p>The proposal is compatible with this objective; it provides additional housing stock that is also an alternative to the traditional single-dwelling house that is financially out of reach for many families.</p> <p>As described above, by providing a more affordable housing option without compromising the available amenity, or to the detriment of the urban environment, the proposal supports the growth of the community and ensures that a variety of housing types are available to suit all demographics, family types and financial capacities.</p> <p>Multi-generational communities are better supported against adverse economic conditions, strengthening them and giving them greater longevity. This is all key to the resilience and sustainability of healthy, happy and prosperous communities.</p> <p>By encouraging and supporting the growth of Tallwoods Village and providing housing suitable for families, a positive community demographic is encouraged and maintained, promoting safety and security through fostering a sense of community.</p>	

Performance Criteria	Proposal Response & Compliance	
Minimum lot size a. Development for the purposes of dual occupancy requires a minimum land size of 750m ² excluding the area of any battle-axe handle	The proposal complies with this performance criteria; the original lot size for No. 2 Hurzdans Reach is 1052 sqm .	✓
Setbacks a. The minimum primary frontage setback is 5m [.]	<p>The proposal complies with this performance criteria; refer to the setback conditions illustrated on the Architectural Plans submitted as part of this Development Application.</p> <p>The proposed primary street setback is compliant with the survey-described building footprint limit, prescribed to the site by the approval authority.</p> <p>Both dwellings are between ~ 6m to ~ 6.5m from their respective street frontages. Dwelling B, being a corner block, complies relative to both Tallwood Drive and Hurzdans Reach, presenting a ~ 6.0m setback from Tallwood Drive and Hurzdans Reach.</p>	✓
b. The minimum required setback from a secondary frontage (on corner allotments) is 3m [.]	<p>The proposal complies with this performance criteria; refer to the setback conditions illustrated on the Architectural Plans submitted as part of this Development Application.</p> <p>As above, the proposed secondary street setback is compliant with the survey-described building footprint limit, prescribed to the site by the approval authority.</p> <p>Dwelling B, being a corner block, complies relative to both Tallwood Drive and Hurzdans Reach, presenting a ~ 6.0m setback from Tallwood Drive and Hurzdans Reach, in line with the maximum building footprint and also compatible with the primary street setback conditions described above.</p>	✓
c. Side and rear setbacks are to be a minimum of 900mm for single storey development.	<p>The proposal complies with this performance criteria; refer to the setback conditions illustrated on the Architectural Plans submitted as part of this Development Application.</p> <p>Both dwellings maintain a rear setback of ~ 1.5m to ~ 1.6m, as the corner-orientation</p>	✓

	<p>of the block promotes two front and two side boundaries. The proposal is compliant with the controls applicable to both side and front (primary and secondary streets, both) setbacks.</p> <p>This is carried across both single and double-storey development as also described below.</p>	
<p>d. Second storey development is to be set back a minimum of 1600mm from side and rear boundaries.</p>	<p>The proposal complies with this performance criteria;</p> <p>Dwelling A North - 1600mm <u>complies</u> East - 1600mm <u>complies</u> South - 1600mm <u>complies</u></p> <p>Dwelling B (northern-most) East - 1600mm <u>complies</u> South - 1600mm <u>complies</u></p> <p>Refer to the setback conditions illustrated on the Architectural Plans submitted as part of this Development Application.</p>	✓
<p>e. Where the rear property boundary adjoins [redacted] not applicable to development proposed - no public reserve</p>	<p>[omitted] not applicable to development proposed - no public reserve</p>	
<p>f. Projections permitted into setback areas include: eaves, sun-hoods and vertical sun screens, gutters, downpipes, flues, light fittings, electricity or gas metres and aerials. These can project 450mm (where the setback is 900mm) or to the boundary, whichever is less.</p>	<p>The proposal complies with this performance criteria; these elements and the proposed setbacks are described on the Architectural Plans where applicable.</p>	✓
<p>Car parking</p> <p>1. Car parking is to be provided on-site at the rate of:</p> <ul style="list-style-type: none"> • 1 space for each 1 and 2 bedroom dwelling • 2 spaces for each 3 or more bedroom dwelling 	<p>The proposed development is compliant with the conditions of this Clause.</p> <p>Car Parking is provided at the following rate:</p> <p><i>Dual Occupancy: 2 spaces for each 3 or more bedroom dwelling</i></p>	✓

	<p>Dwelling A 4 bedrooms = 2 car parking spaces, double garage side-by-side configuration complies</p> <p>Dwelling B 5 bedrooms = 2 car parking spaces, double garage side-by-side configuration complies</p> <p>In accordance with the table above.</p>	
<p>2. Garages and carports should not occupy more than 50% of the site frontage and where dwellings are side by side facing the street, are to be flanked by one principal habitable room facing the street [.]</p>	<p>The proposal complies with this performance criteria;</p> <div> <p>Dwelling A Site Frontage = 15m</p> <p>50% = 7.5m</p> <p>Garage width = 6m = < 50% of site frontage / width</p> <p>Complies</p>  </div> <div> <p>Dwelling B Site frontage = 17.7m perpendicular to relevant facade</p> <p>50% = 8.85m</p> <p>Garage width = 6.3m = < 50% site frontage / width</p> <p>Complies</p>  </div>	<p>✓</p>

3. Consideration may be given to permitting reversing movements from dwellings on lots not having frontage to a main road only where a garage faces the street and there is a maximum reversing distance of 10m to the carriageway.

The proposal complies with this performance criteria;



DWELLING A - invokes the provisions of this Clause :

DWELLING B - invokes the provisions of this Clause:



4. Dual Occupancies on corner lots must have a maximum of one (1) driveway to each frontage.

Does not comply, both proposed dwellings are accessed via Hurzdans Reach.

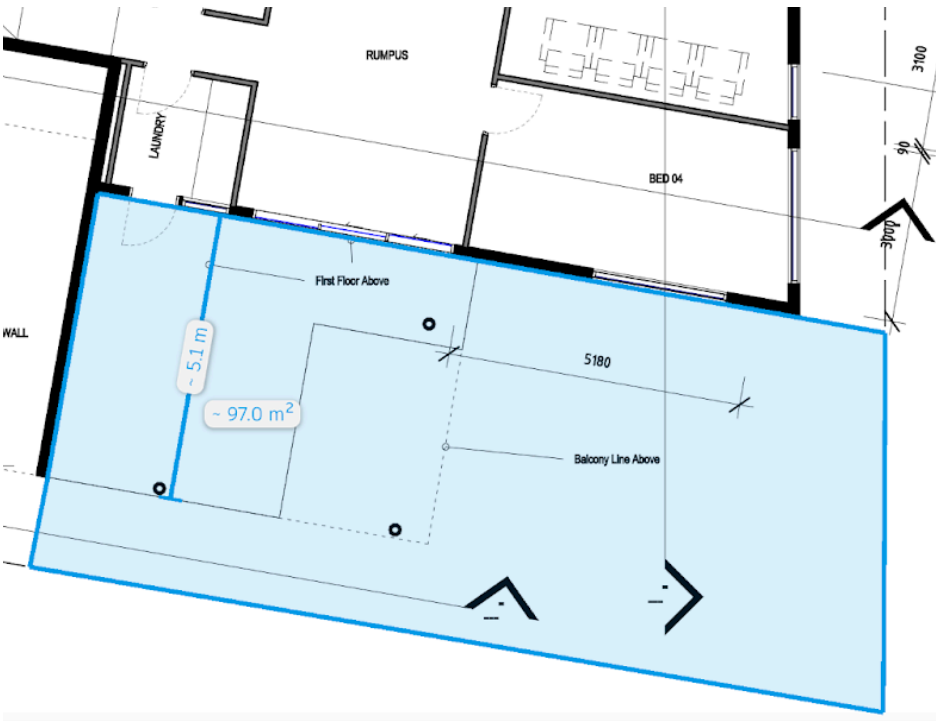


However the detached nature of the Dual Occupancy and the benefits of front-facing access ensure that the proposal still appears compatible with the surrounding context; as two detached dwellings (which they become after the subdivision is finalised).

Refer to the **Request to Vary a Development Standard** report provided as part of this Development Application.

Private open space	Proposal Response & Compliance	
1. A minimum of 80m ² of private open space is to be provided to each dwelling.	The proposal complies with this condition. Both dwellings provide compliant Private Open Space.	<input checked="" type="checkbox"/>

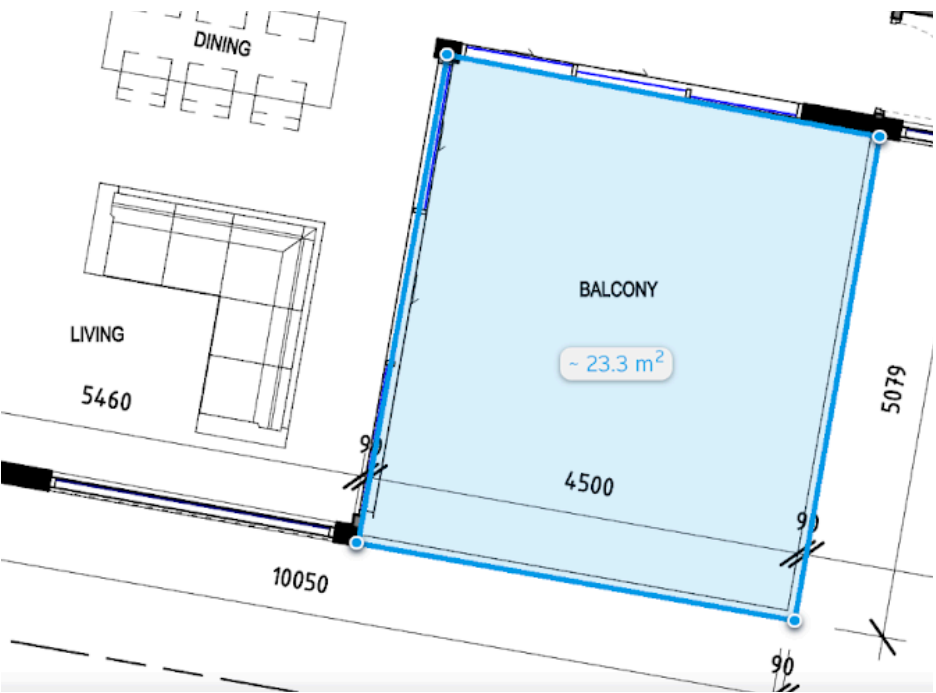
Dwelling A



Lower ground floor level private open space, off Rumpus / Living room

Lawn / backyard

97 sqm



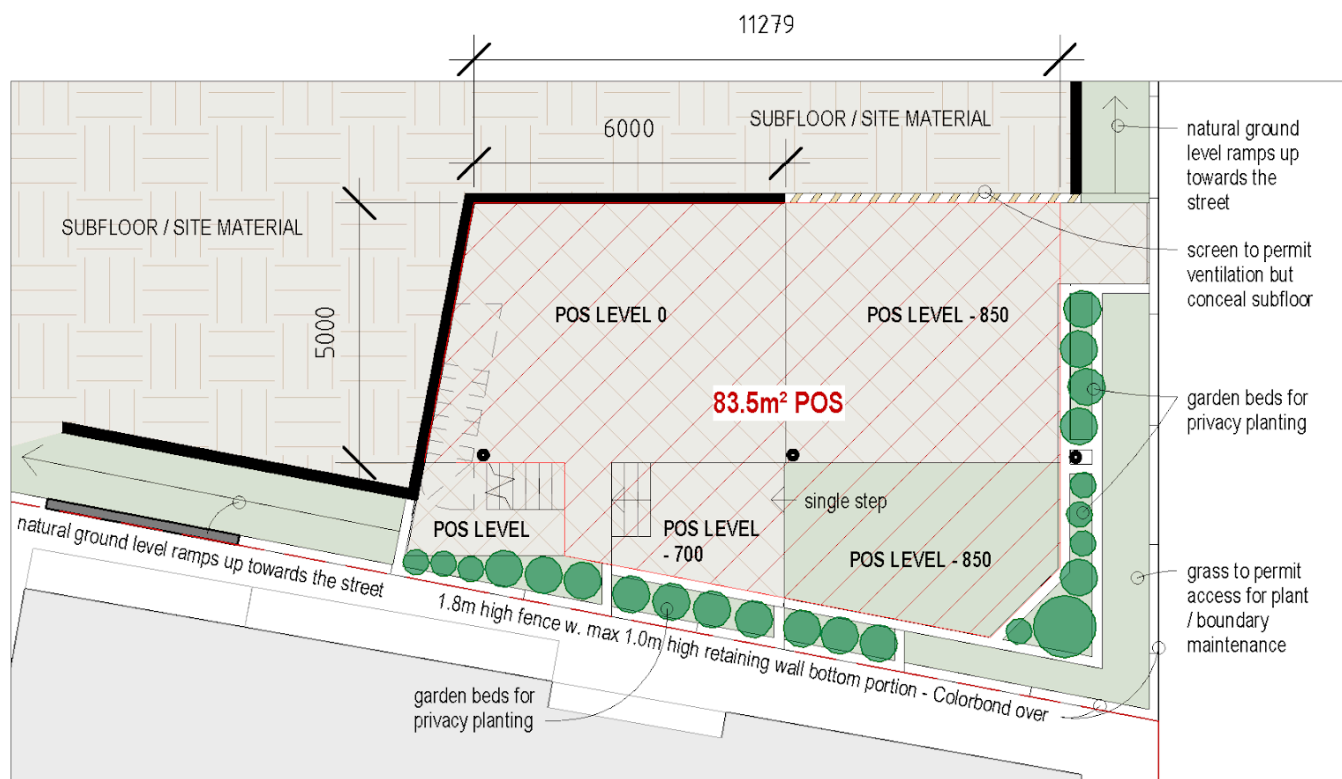
Upper ground floor level private open space in the form of a balcony

Minimum dimension 4.5m complies

23.3 sqm

TOTAL MINIMUM POS FOR DWELLING A = 120.3sqm COMPLIES



Dwelling B POS Plan



Note: concept only, specific RLs provided on the Architectural Plans

- ✓ 80sqm provided across 3 levels
- ✓ Minimum dimension 4m
- ✓ 4m x 6m area provided

<p>2. For the purpose of calculating the 80m² all open space is to have a minimum dimension of 4m, contain a level area with dimensions of 6mx 4m, and is to be directly accessible from the living area of each dwelling. Where areas have a dimension less than 4m it will not be included in the 80m² requirements.</p>	<p>As above.</p> <p>The proposal does not comply with this condition:</p> <p>Both dwellings provide the required Private Open Space which complies with the minimum dimension specified in this Clause.</p> <p>Dwelling A POS is accessed directly from the Lower Ground Floor Rumpus, and Dwelling B POS is accessed via steps dedicated to traversing between the garden and the Upper Ground Floor Level living space, including balcony.</p>	<p>✓</p>
<p>3. Part of the open space may be provided in front of the building line.</p>	<p>The proposal complies with this performance criteria; refer to the Architectural Plans submitted as part of this Development Application.</p>	<p>✓</p>





<p>4. Where private open space is to be terraced one (1) level must wholly contain the 6m x 4m area. This area must be located adjacent to the dwelling living rooms.</p>	<p>As above.</p> <p>The proposal does not comply with this condition: Dwelling A achieves the required minimum standards for private open space.</p> <p>Dwelling B achieves the required minimum standards for private open space. The required 6.4m area is accessed immediately from the stairs between the POS and the living room.</p>	
H3.4 Multi dwelling housing and residential flat buildings [redacted] not applicable to development proposed		
H3.5 Shop Top housing [redacted] not applicable to development proposed		
H3.6 Dwellings in R5 zones [redacted] not applicable to development proposed		
H3.7 Manufactured Home Estates and Caravan Parks [redacted] not applicable to development proposed		
H4 Ancillary development [redacted] not applicable to development proposed		
PART I - COMMERCIAL REQUIREMENTS [redacted] not applicable to development proposed		
PART J - RURAL AND ENVIRONMENTAL ZONE REQUIREMENTS [redacted] not applicable to development proposed		
PART L - LOCAL AREA PLANS [redacted] not applicable to development proposed		
PART M - SITE WASTE MINIMISATION AND MANAGEMENT		
M1 General		
Aim	Proposal Response & Compliance	
<p>This Part aims to facilitate sustainable waste management within the Greater Taree City Council Local Government Area in a manner consistent with the principles of Ecologically Sustainable Development.</p>	<p>As demonstrated by the responses below and throughout all other relevant documentation forming this Development Application, the proposal is compatible with the aim of this Clause.</p>	

Objectives - Waste Minimisation		Proposal Response & Compliance	
A. To minimise resource requirements and construction waste through reuse and recycling and the efficient selection and use of resources;	As described below, the proposal will comply with this control, subject to the practices of the primary contractor to be confirmed at the Construction Certificate stage, to clearly reflect the requirements of the scheme approved during the Development Application process. Given the potential for any DA to require revisions or amendments for issues identified during the assessment process, the level of detail provided for specific items has been carefully considered in order to convey the full and accurate design intent and performance but with a reduced likelihood of double-handling should changes be required.		✓
B. To minimise demolition waste by promoting adaptability in building design and focussing upon end of life deconstruction;	As described below, due to the site being undeveloped and absent of existing buildings, there is virtually no demolition waste generated by this proposal.		✓
C. To encourage building designs, construction and demolition techniques in general which minimise waste generation;	The satisfaction of this condition is supported by the compliance of the proposal across all relevant clauses discussed below.		✓
D. To maximise reuse and recycling of household waste and industrial /commercial waste.	As described below, the provision of simple, easy and effective waste management reduces the inclination to dump rubbish illegally and makes lawful management convenient and reliable.		✓
Waste Management		Proposal Response & Compliance	
A. To plan for sustainable waste management;	As described throughout this section, the proposal is compatible with the aims of this Clause, demonstrated through the compatibility of the waste management strategies with the objectives listed below and the compliance with all relevant performance criteria as described throughout this report.		✓
B. To develop systems for waste management to ensure waste is transported and disposed of in a lawful manner;			✓
C. To provide guidance in regards to space, storage, amenity and management of waste management facilities;		The Waste Management Plan (WMP) submitted as part of this Development Application provides specific details of the Waste	✓

D. To ensure waste management systems are compatible with collection services;	Management strategies to be employed by the scheme subject to development approval.	✓
E. To minimise risks associated with waste management at all stages of development.	<p>Given the potential for design evolution during the assessment phase, these details may require updating at the Construction Certificate stage to reflect the finer details of the specific scheme granted approval.</p> <p>The provision of simple, easy and effective waste management reduces the inclination to dump rubbish illegally and makes lawful management convenient and reliable.</p>	✓
M2 Demolition of buildings or structures		
Aim	Proposal Response & Compliance	
The principal aim of managing this activity is to maximise resource recovery and minimise residual waste from demolition activities.	Due to the site being undeveloped and absent of existing buildings, there is virtually no demolition waste generated by this proposal.	✓
Objectives	Proposal Response & Compatibility	
A. Optimise adaptive reuse opportunities of existing building/structures;	There are no existing buildings or structures at No. 2 Hurzdans Reach however the proposal still focuses on minimising waste and maximising effective reuse and recycling.	✓
B. Maximise reuse and recycling of materials;		✓
C. Minimise waste generation;	<p>The proposal is compatible with the aims of this Clause, demonstrated through the compatibility of the waste management strategies with the objectives listed below and the compliance with all relevant performance criteria as described throughout this report.</p> <p>The Waste Management Plan (WMP) submitted as part of this Development Application provides specific details of the Waste Management strategies to be employed by the scheme subject to development approval.</p> <p>Given the potential for design evolution during the assessment phase, these details may require updating at the Construction Certificate stage to reflect the finer details of the specific scheme granted approval.</p>	✓

Performance criteria	Proposal Response & Compliance	
1. A completed Site Waste Minimisation and Management Plan (SWMMP) shall be prepared and lodged with the demolition application (see template SWMMP in Appendix J) [.]	<p>The proposal is compliant with this control; a Site Waste Minimisation and Management Plan (SWMMP or Waste Management Plan (WMP) as referenced in this report) has been provided demonstrating the compliance of the scheme against the relevant criteria for the demolition, construction and occupation stages of the development.</p> <p>The proposal will comply with this control, subject to the practices of the primary contractor to be confirmed at the Construction Certificate stage, to clearly reflect the requirements of the scheme approved during the Development Application process.</p> <p>Given the potential for any DA to require revisions or amendments for issues identified during the assessment process, the level of detail provided for specific items has been carefully considered in order to convey the full and accurate design intent and performance but with a reduced likelihood of double-handling should changes be required.</p>	
2. Reuse or recycle salvaged materials onsite where possible.		
3. An area shall be allocated on site for the storage of materials for use, recycling and disposal [.]		
4. Separate collection bins or areas for the storage of residual waste shall be provided on site and clearly signposted for the purpose and content of the bins and storage areas.		
5. Measures shall be implemented on site to prevent damage by the elements, odour and health risks, and windborne litter.		
6. All demolition waste dockets are to be retained on site during works to confirm which facility received materials generated from the site for recycling or disposal.		
M3 Construction of buildings or structures		
M3.1 Single dwellings and dual occupancies greater than \$50,000.		
Aim	Proposal Response & Compliance	
<ul style="list-style-type: none">To encourage source separation of waste, reuse, and recycling by ensuring appropriate storage and collection facilities for waste, and quality design of waste facilities.	<p>The proposal is compatible with the aims of this Clause, demonstrated through the compatibility of the waste management strategies with the objectives listed below and the compliance with all relevant performance criteria as described throughout this report.</p> <p>The Waste Management Plan (WMP) submitted as part of this Development Application provides specific details of the Waste Management strategies to be employed by the scheme subject to development approval.</p>	

	Given the potential for design evolution during the assessment phase, these details may require updating at the Construction Certificate stage to reflect the finer details of the specific scheme granted approval.	
Objectives	Proposal Response & Compatibility	
A. Maximise reuse and recycling of materials;	The proposal is compatible with this objective as described in the performance criteria assessment below.	✓
B. Minimise waste generation;	The proposal is compatible with this objective as described in the performance criteria assessment below.	✓
C. Ensure appropriate collection and storage of waste;	The proposal is compatible with this objective as described in the performance criteria assessment below.	✓
D. Minimise the environmental impacts associated with waste management;	<p>The proposal is compatible with this objective as described in the performance criteria assessment below.</p> <p>The provision of simple, easy and effective waste management reduces the likelihood of mismanagement of waste.</p>	✓
E. Avoid illegal dumping.	<p>The proposal is compatible with this objective as described in the performance criteria assessment below.</p> <p>The provision of simple, easy and effective waste management reduces the inclination to dump rubbish illegally.</p>	✓
Performance criteria	Proposal Response & Compliance	
1. A completed Site Waste Minimisation and Management Plan (SWMMP) shall be prepared and submitted with the development application (see template SWMMP in Appendix J).	The proposal documentation supplied for this Development Application includes a detailed Site Waste Minimisation and Management Plan (SWMMP) in accordance with this Clause and the criteria reflected in the template forming Appendix J of the Greater Taree Local Environmental Plan 2010.	✓

<p>2. Plans submitted with the application must show:</p> <p>a. The location of an onsite waste/recycling storage area for each dwelling, that is of sufficient size to accommodate Council's waste, recycling and garden waste bins.</p>	<p>The proposal documentation supplied for this Development Application include details of onsite waste and recycling facilities for each dwellings Council Waste Bins, to the satisfaction of this Clause.</p> <p>Refer to the Architectural Plans and SWMMP provided for locations specified.</p>	
<p>b. An identified onsite location for a compost container that does not impact on adjoining properties.</p>	<p>The proposal documentation supplied for this Development Application include details of onsite composting facilities provided for each dwelling, to the satisfaction of this Clause.</p> <p>These facilities have been provided in the private open space for each residence.</p> <p>Refer to the Architectural Plans, Landscape Plan and SWMMP provided for locations specified.</p>	
<p>c. An identified kerbside collection point for the collection and emptying of Council's waste, recycling and garden waste bins.</p>	<p>The proposal documentation supplied for this Development Application includes details of the kerbside collection points available for each dwelling, to the satisfaction of this Clause.</p> <p>Both dwellings will utilise Hurzdans Reach as the street for kerbside collection alongside their driveways.</p> <p>Refer to the Architectural Plans and SWMMP provided for locations specified.</p>	
<p>d. The waste storage area is to be easily accessible and have unobstructed access to Council's usual collection point.</p>	<p>As described above, the proposal documentation supplied for this Development Application details the provisions for waste and recycling organisation and storage and also the kerbside collection points for each site.</p> <p>All have been designed to have an easily accessible and unobstructed permanent location, and easily transferable for collection.</p> <p>Refer to the Architectural Plans, Landscape Plan and SWMMP provided for locations specified and details of the accessibility of each.</p>	

e. There should be sufficient space within the kitchen (or an alternate location) for the interim storage of waste and recyclables.	As described above, the proposal documentation supplied for this Development Application details the provisions for waste and recycling organisation and storage, including within the kitchen for interim storage, as per the conditions of this Clause. Refer to the Architectural Plans and SWMMP provided for locations specified and details of the accessibility of each.	✓
f. All construction waste dockets are to be retained on site during works to confirm which facility received materials generated from the site for recycling or disposal.	The proposal includes provision to comply with this Clause. This will be demonstrated at the Construction Certificate and Occupation Certificate stages.	✓

M3.2 Multi-unit dwellings (town houses, flats and villas)

[redacted] not applicable to development proposed

M3.3 Commercial developments and change of use

[redacted] not applicable to development proposed

M3.4 Mixed use developments (residential / non-residential)

[redacted] not applicable to development proposed

M3.5 Industrial

[redacted] not applicable to development proposed

PART N - LANDSCAPING REQUIREMENTS

N1 Landscaping requirements

Objectives	Proposal Response & Compatibility	
A. Maintain or improve the overall image and character of the area by ensuring that new development does not intrude on its surroundings and that an aesthetically pleasing environment is created for all;	As described at-length throughout the following section of this report, the proposal presents an overwhelmingly compatible scheme for landscaping of the proposed Dual Occupancy at No. 2 Hurzdans Reach .	✓
B. Maintain and improve the visual amenity of townships consistent with the identified landscape character of an area;	It is compatible with both the broad aims described in this part (N1) and also with the specifications set down under the next part (N1.1) as described below. The landscape design reflects the best of residential living in Tallwoods Village, through its practical yet beautiful implementation. The technical performance of the landscape is described across the Landscape Design plans and statement of intent supplied as part of this Development Application.	✓
C. Provide safe environments for users by avoiding or minimising the risks in landscaped areas, and providing landscaping which assists in crime prevention.		✓

N1 General landscaping requirements N1.1 Site coverage and lot requirements		
Objectives	Proposal Response & Compatibility	
A. Provide for pleasant, liveable environments and microclimates in the landscaped surroundings of developments and maximise the energy efficiency of buildings;	As described throughout this report, the performance criteria prescribed in some Clauses (including this one) largely applies to new subdivisions of land for future development, and applies less to developments such as the one proposed whereby an existing site is to be further subdivided during construction of a dwelling/s. However the proposal still reflects utmost compatibility with the objectives specified under this Clause.	✓
B. Facilitate a sustainable landscape that can be maintained efficiently and which promotes the conservation of natural resources, such as the incorporation of water sensitive urban design features and the use of indigenous plant species	The proposed landscape has been designed to reflect the unique circumstances of its provision including locality, orientation, topography, micro-climate and amenity objectives. This design has been based on a site analysis and assessment, not only to provide desired outcomes but mitigate physical conditions and constraints as well.	✓
C. Ensure landscape works are designed and carried out to minimise potential environmental impacts and to reduce negative effects on adjoining land	As an undeveloped site, the landscape treatment proposed in this development will be the first established gardens for the area and should reflect continuity with past vegetative qualities as well as desired future character.	✓
D. Incorporate within new landscaping existing vegetation of ecological, aesthetic or cultural heritage significance and natural landscape elements such as existing slope, rock formations and watercourses.	The landscape design has been undertaken by a local practitioner with specialist knowledge in the appropriate species and coverage of particular plants, to support both human life and also local wildlife as much as practical in a residential area. This careful consideration of the proposed location and environment for the vegetation ensures the selected plants abide by water saving principles, helping to protect with wider ecological conditions. Plant species have been selected to blend seamlessly into the environment, with minimal ongoing maintenance or production of hazards such as	✓

	<p>falling limbs, thorns, dangerously obscuring or otherwise pest plants.</p> <p>The selected plants have been included in the design in accordance with all relevant Australian Standards, and also in accordance with the Greater Taree City Council's objectives for Ecologically Sustainable Development (ESD), implementing low-embodied energy materials, recycled materials to minimise resource consumption.</p> <p>Plants have also been selected to ensure they do not interfere with the structural integrity of any public utilities, assets or residential dwellings, whilst still providing appropriate visual features and aesthetic amenity, helping to ground the built development in its environmental context.</p> <p>Often a drawback for Dual Occupancy living is reduced landscape area and therefore maintenance requirements compared to traditional detached single dwellings, and therefore maintenance considerations have had a strong influence on the landscape design both in terms of plant selection and distribution / quantity.</p> <p>The landscape design reflects the best of residential living in Tallwoods Village, through its practical yet beautiful implementation.</p> <p>The technical performance of the landscape is described across the Landscape Design plans and statement of intent supplied as part of this Development Application.</p>	
<i>Performance criteria</i>	<i>Proposal Response & Compliance</i>	
1. Designs should reflect the unique local character of the area in which they are located.	The performance criteria prescribed in this Clause largely applies to new subdivisions of land for future development, and applies less to developments such as the one proposed	✓

2. An assessment of the physical conditions of each site should be undertaken prior to design [.]	whereby an existing site is to be further subdivided during construction of a dwelling/s.	✓
3. In established areas, landscaping should relate to the scale of other elements of the streetscape and the landscaping of adjoining development [.]	The scope of the proposal being the subdivision of an attached dual occupancy into 2 unique lots via torrens title does not require such intensive landscape planning and infrastructure provisions to constitute part of the development application, however the proposal still reflects utmost compliance with the performance criteria specified under this Clause.	✓
4. Proposals should endeavour to maintain established gardens, remnant vegetation and natural features where practicable [.]	The proposed landscape has been designed to reflect the unique circumstances of its provision including locality, orientation, topography, micro-climate and amenity objectives.	✓
5. Existing trees should be retained wherever possible and shall be protected during construction with temporary fencing around their drip lines [.]	This design has been based on a site analysis and assessment, not only to provide desired outcomes but mitigate physical conditions and constraints as well.	✓
6. Sites should be considered within the context of their importance and contribution to landscape connectivity and wildlife movement [.]	Additionally, the bush fire prone land status of the site imposes additional controls on landscape design and the site will be designated as an Asset Protection Zone (APZ).	✓
7. To maintain the ecological balance of the local area, indigenous plants (species natural to the local area) should be used in preference to native plants or exotic plants. Noxious weeds, pest plants and undesirable species should also be avoided.	The detailed Landscape Plans provided describe how the specifically selected plant species and considerate landscape design achieve this balance. This Plan will reflect the recommendations and provisions of the Bushfire Risk Assessment and Reports provided as part of this Development Application.	✓
8. Species to be used should be well established, disease free, container or field grown stock that have been propagated for the specific site conditions, i.e. sun-hardened, shade and sun tolerant.	As an undeveloped site, the landscape treatment proposed in this development will be the first established gardens for the area and should reflect continuity with past vegetative qualities as well as desired future character.	✓

9. Designs should contribute to the creation of pleasant microclimates by providing for summer shade and winter sun and capturing breezes [.]	The landscape design has been undertaken by a local practitioner with specialist knowledge in the appropriate species and coverage of particular plants, to support both human life and also local wildlife as much as practical in a residential area.	✓
10. Utility services (sewerage, water, gas and power lines) should be considered early in the design phase to avoid disturbance to vegetation during future maintenance works [.]	This careful consideration of the proposed location and environment for the vegetation ensures the selected plants abide by water saving principles, helping to protect with wider ecological conditions.	✓
11. For the provision of safe environments, plantings should avoid obscuring casual observation of sites and creating areas of dense vegetation, in order to maintain public surveillance and reduce the incidence of crime [.]	Plant species have been selected to blend seamlessly into the environment, with minimal ongoing maintenance or production of hazards such as falling limbs, thorns, dangerously obscuring or otherwise pest plants.	✓
12. Components of landscapes should be in accordance with Australian Standards where they apply [.]	The selected plants have been included in the design in accordance with all relevant Australian Standards, and also in accordance with the Greater Taree City Council's objectives for Ecologically Sustainable Development (ESD), implementing low-embodied energy materials, recycled materials to minimise resource consumption.	✓
13. Implementation of Ecologically Sustainable Development (ESD) principles, including the selection of low-embodied energy materials, recycled materials, and design to ensure low resource consumption [.]	Plants have also been selected to ensure they do not interfere with the structural integrity of any public utilities, assets or residential dwellings, whilst still providing appropriate visual features and aesthetic amenity, helping to ground the built development in its environmental context.	✓
14. Protection of visual amenity: unsightly activities and structures should be screened, and buildings should be framed and softened [.]	Often a drawback for Dual Occupancy living is reduced landscape area and therefore maintenance requirements compared to traditional detached single dwellings, and therefore maintenance considerations have had a strong influence on the landscape design both in terms of plant selection and distribution / quantity.	✓
15. Protection of water quality through the retention of natural vegetation along watercourses, and implementation of short-term erosion control measures (e.g. silt fences) during construction.		✓

16. All landscape designs should take into account ongoing maintenance requirements [.]	The landscape design reflects the best of residential living in Tallwoods Village, through its practical yet beautiful implementation.	✓
17. The choice of hard landscaping materials should be made carefully [.]	Additionally, the bush fire prone land status of the site imposes additional controls on landscape design and the site will be designated as an Asset Protection Zone (APZ).	✓
18. Hard landscaping should allow the infiltration of water into the soil, through for example permeable paving.	The detailed Landscape Plans provided describe how the specifically selected plant species and considerate landscape design achieve this balance. This Plan will reflect the recommendations and provisions of the	✓
19. Designs should have a sense of unity and a balance of repetition and contrast to avoid monotonous or chaotic forms of landscaping.	Bushfire Risk Assessment and Reports provided as part of this Development Application.	✓



N1.2 Landscape plans

Objectives	Proposal Response & Compatibility	
A. Ensure that landscaping is considered as an integrated part of the design process;	The proposal is compatible with this objective as demonstrated through the seamlessly integrated nature of the indoor and outdoor spaces of the proposal. It is crucial to the Tallwoods lifestyle and has therefore been a central focus of the design at No. 2 Hurzdans Reach .	✓
B. Maximise soft landscaping to soften the appearance of buildings, complement the streetscape, maximise water infiltration and reduce water runoff;	The proposal is compatible with this objective, as demonstrated in the Landscape and Architectural Plans. The relationship between the vegetative and built environments on the site is effective, attractive and cohesive.n	✓
C. Retain and enhance significant trees and existing vegetation that may contribute to a local area landscaping quality;	The proposal is compatible with this objective; no significant trees or vegetation are proposed to be removed.	✓
D. Maintain the ecological balance of the local area, using indigenous plants planting known to suit local conditions;	The proposal is compatible with this objective, as demonstrated in the planting schedules and Landscape Design plans.	✓
E. Maintain the visual amenity of existing streetscapes and enhance the appearance and amenity of development;	The proposal is compatible with this objective as demonstrated in the proposed size and scale of the development which is compatible with all controls that are designed to maintain inter-site visual amenity, and the quality of the streetscape.	✓

F. Maintain existing levels of density of trees;	<p>The proposal is compatible with this objective; no significant trees or vegetation are proposed to be removed.</p> <p>Additionally, the bush fire prone land status of the site imposes additional controls on landscape design and the site will be designated as an Asset Protection Zone (APZ).</p> <p>The detailed Landscape Plans provided describe how the specifically selected plant species and considerate landscape design achieve this balance. This Plan will reflect the recommendations and provisions of the Bushfire Risk Assessment and Reports provided as part of this Development Application.</p>	✓
G. Provide shading from the northern, western and eastern sun in summer, while allowing appropriate levels of solar access in winter;	The proposal is compatible with this objective as demonstrated on the Architectural Plans and Solar Studies / Shadow Diagrams provided as part of this Development Application.	✓
H. Contribute to the provision of visual and acoustic privacy where possible and appropriate.	The proposal is compatible with this objective as demonstrated in the proposed size and scale of the development which is compatible with all controls that are designed to maintain inter-site visual and acoustic amenity and privacy.	✓
Performance criteria	Proposal Response & Compliance	
1. A Landscape Plan shall be submitted to Council in conjunction with the Development Application, or where otherwise required by Council.	The proposal is compliant with this control; a Landscape Design Plan has been provided detailing the qualitative features of the proposal, and a Concept Landscape Plan has been included to provide graphic evidence of calculation rates and values demonstrating compliance with key controls.	✓
2. Landscape Plans shall be prepared by a suitably qualified and experienced person (this is normally a Landscape Architect or a Landscape Designer with project experience similar to the project being proposed). Generally there should be three plans submitted to Council.	The Landscape Design Plans have been prepared by a landscape designer as credited on the plans, and the Concept Landscape Plan has been produced by the architectural designer as referenced on those plans.	✓

Site Analysis Plan outlining:	Proposal Response & Compliance	
1. Views into and out of the site, identifying which views are to be blocked and which are to be retained;	Architectural graphic standards are adhered to throughout the proposal documentation including provision of details describing views into and out of the site, identifying which views are to be blocked and which are to be retained;	✓
2. Solar access and any potential solar impacts on sites to the south;	Architectural graphic standards are adhered to throughout the proposal documentation including provision of details describing solar access and any potential solar impacts on sites to the south.	✓
3. Areas of natural vegetation on the site, including trees and understorey vegetation;	Architectural graphic standards are adhered to throughout the proposal documentation including provision of details describing areas of natural vegetation on the site, including trees and understory vegetation.	✓
4. Slopes on the site and areas of steep land unsuitable for development;	Architectural graphic standards are adhered to throughout the proposal documentation including provision of details describing slopes on the site and areas of steep land unsuitable for development.	✓
5. Recent aerial photograph.	Recent aerial photographs and site imagery constitute part of the Development Application documentation.	✓
Site Layout Plan showing:	Proposal Response & Compliance	
1. Existing and proposed buildings and structures including fences;	Architectural graphic standards are adhered to throughout the proposal documentation, including provision of details describing existing and proposed buildings and structures including fences.	✓
2. Existing and proposed overhead and underground services (power/water/gas);	Architectural graphic standards are adhered to throughout the proposal documentation, including provision of details describing existing and proposed overhead and underground services.	✓
3. Existing trees and areas of natural vegetation proposed to be retained and removed on site and off-site within 10m of the property boundary (along with a schedule of botanical names and condition);	Architectural graphic standards are adhered to throughout the proposal documentation, including provision of details describing existing trees and areas of natural vegetation, and differentiating those to be retained, removed or replaced as appropriate.	✓

4. Proposed earthworks (cut and fill areas) and retaining walls together with details of existing ground levels and proposed finished levels of the site, including mounding;	Architectural graphic standards are adhered to throughout the proposal documentation, including provision of details describing proposed earthworks (cut and fill areas) and retaining walls together with details of existing ground levels and proposed finished levels of the site	✓
5. Existing and proposed surface and subsurface drainage, including any drainage infrastructure (e.g. Ag drains and surface pits) planned to be installed;	Architectural graphic standards are adhered to throughout the proposal documentation, including provision of details describing existing and proposed surface and subsurface drainage, including any drainage infrastructure existing or proposed.	✓
6. Measures to be used to control soil erosion during construction;	Architectural graphic standards are adhered to throughout the proposal documentation, including provision of details describing measures to be used to control soil erosion during construction.	✓
7. Temporary protective structures (e.g. board crossings over existing pavements, or temporary fencing) to be used.	Architectural graphic standards are adhered to throughout the proposal documentation, including provision of details describing the temporary protective structures to be used around the site.	✓
<i>Landscape Plan including:</i>	<i>Proposal Response & Compliance</i>	
1. A Statement of Landscape Intent, which gives an explanation (in words) of what the designer is trying to achieve in the landscape plan;	<p>A Statement of Landscape Intent has been provided to describe the outcomes generated by the proposal landscaping and the validity of these outcomes against the relevant approval criteria and other character-informing legislation applicable to the site.</p> <p>Please refer to the Statement, provided alongside the other landscape documentation submitted as part of this Development Approval.</p>	✓
2. Explanation if non-compliant – if the plan intentionally does not meet Council requirements then an explanation of how it does not, and justification for why such variation should be approved, needs to be provided;	As reflected in the performance analysis above the proposal is deemed generally compliant across as performance criteria and objective targets for Landscaping and Landscape Plans. Additional compliance is detailed on the Landscape Plans submitted as part of this Development Application. Any additional information required by the approval authority will be promptly provided upon request.	✓

<p>3. Planting Schedule with the following information:</p> <p>a. Plants should be sorted into groups of like sizes (i.e. trees, shrubs, groundcovers, climbers),</p> <p>b. Plant names – Botanical nomenclature (genus, species and types – subspecies, varieties, forms or named cultivars) and common names,</p> <p>c. Plant numbers (quantity per species),</p> <p>d. Mature height and canopy width,</p> <p>e. Planting details (staking, mulching, soil depth, fertiliser, ground preparation),</p> <p>f. Size at time of planting (pot size for most plants, or minimum trunk calliper and minimum height for non containerised trees)</p>	<p>As per the conditions of this clause, a Planting Schedule has been provided to accompany the Landscape Design Plans submitted as part of this Development Application.</p> <p>The details of this Planting Schedule comply with the conditions of this clause to specify the types and quantities of plants proposed for the landscaping.</p> <p>Some details may be omitted at this early Development Application Stage, but can be provided at the Construction Certificate Stage to accurately reflect the final design scheme that has been approved.</p> <p>Given the potential for any DA to require revisions or amendments for issues identified during the assessment process, the level of detail provided for specific items has been carefully considered in order to convey the full and accurate design intent and performance but with a reduced likelihood of double-handling should changes be required.</p> <p>Additionally, the bush fire prone land status of the site imposes additional controls on landscape design and the site will be designated as an Asset Protection Zone (APZ).</p> <p>The detailed Landscape Plans provided describe how the specifically selected plant species and considerate landscape design achieve this balance. This Plan will reflect the recommendations and provisions of the Bushfire Risk Assessment and Reports provided as part of this Development Application particularly in regards to plant selection.</p>	
<p>4. Pavement and ground treatments: types and colours of pavements should be specified, along with edge treatments. Turf or permeable paving is preferred to allow for the infiltration of rainfall and to reduce stormwater runoff. High usage areas should be paved or gravelled rather than turfed;</p>	<p>The proposal is compatible with these performance criteria and provides adequate details on ground treatment types specifying both the material types intended for use and the level of coverage for each one as a square-metre rate.</p> <p>This is specified on the Architectural Plans and within the Materials and Finishes Schedule as appropriate. As with all intricate details, these have been left suitably open-ended given the</p>	

	<p>potential for any DA to require revisions or amendments for issues identified during the assessment process. Some details may be omitted at this early Development Application Stage, but can be provided at the Construction Certificate Stage to accurately reflect the final design scheme that has been approved.</p> <p>The level of detail provided for specific items has been carefully considered in order to convey the full and accurate design intent and performance but with a reduced likelihood of double-handling should changes be required.</p>	
5. Root barriers should be clearly identified where they are to be used;	As above, the proposal is designed to be compliant with the performance criteria of this clause, however some details such as these have been left suitably open-ended given the potential for any DA to require revisions or amendments for issues identified during the assessment process. Some details may be omitted at this early Development Application Stage, but can be provided at the Construction Certificate Stage to accurately reflect the final design scheme that has been approved.	✓
6. Proposed maintenance program for the first twelve (12) months, with a monthly program of proposed activities including plant replacement, fertilising, re-mulching, pruning, etc;	<p>The level of detail provided for specific items has been carefully considered in order to convey the full and accurate design intent and performance but with a reduced likelihood of double-handling should changes be required.</p> <p>Additionally, the bush fire prone land status of the site imposes additional controls on landscape design and the site will be designated as an Asset Protection Zone (APZ).</p> <p>The detailed Landscape Plans provided describe how the specifically selected plant species and considerate landscape design achieve this balance. This Plan will reflect the recommendations and provisions of the Bushfire Risk Assessment and Reports provided as part of this Development Application, particularly in relation to ongoing maintenance.</p>	✓

<p>7. All of these plans should be at the same scale and orientation on the page, and include the following:</p> <ul style="list-style-type: none"> a. Title block with project name, plan version and date, b. North point in the upper right hand corner of the page, c. Scale (1:100 or 1:200 preferred), d. Site Boundaries (using a specific line type easily identified using the key). 	<p>The proposal is compliant with the performance criteria specified in this clause, as evident on the Architectural and other supporting Plans provided as part of this Development Application.</p> <p>All project details, including authors, revision numbers and issue dates are included in every document and on every page of any plans.</p> <p>Applicable views (Plan views) are provided with North Arrows in a graphically suitable location on the page, and the scale of the drawing is also identified.</p>	<input checked="" type="checkbox"/>
<p>8. Main structures on site (buildings, carports, fences, retaining walls, surfacing materials) and off-site within 10m of the property boundary. The floor plans of structures must be provided to show the locations of doors and windows.</p>	<p>The site is clearly highlighted in any view through a bolded and coloured line, and usually annotated as the Site Boundary. All other architectural graphic standards are adhered to throughout the proposal documentation.</p>	<input checked="" type="checkbox"/>
<p>N1.3 Public Open Space [redacted] not applicable to development proposed</p>		
<p>N1.4 Dual occupancy, multi-dwelling housing, residential flat buildings and mixed use development</p>		
<i>Objectives</i>	<i>Proposal Response & Compatibility</i>	
<p>a. Ensure well designed and useable communal areas;</p>	<p>The proposal is compatible with the objectives of this Clause having been designed in accordance with the favourable outcomes described here and throughout all other applicable legislation.</p> <p>This compatibility and high-standard of living provision is detailed throughout this report, and emphasised by the overwhelmingly compliant nature of the proposal regarding all amenity-based outcomes, including outdoor space and landscaping. The context-driven nature of the proposal also responds appropriately to the surrounding environment and treads lightly, forming a sustainable long-term relationship between private and public domains. Additionally, the bush fire prone land status of the site imposes additional controls on</p>	<input checked="" type="checkbox"/>
<p>b. To retain existing vegetation where possible;</p>		<input checked="" type="checkbox"/>
<p>c. To integrate landscaping into the design of multi-unit residential development to soften the visual impact of the development;</p>		<input checked="" type="checkbox"/>
<p>d. Provide safe environments for users by avoiding or minimising the risks in landscaped areas, and providing landscaping which assists in crime prevention.</p>		<input checked="" type="checkbox"/>

	<p>landscape design and the site will be designated as an Asset Protection Zone (APZ).</p> <p>The detailed Landscape Plans provided describe how the specifically selected plant species and considerate landscape design achieve this balance. This Plan will reflect the recommendations and provisions of the Bushfire Risk Assessment and Reports provided as part of this Development Application.</p>	
Performance criteria	Proposal Response & Compliance	
<p>1. Landscaping should be used to create a pleasant living environment and include private open space; children's play areas and communal gardens.</p>	<p>The proposal is compliant with this condition.</p> <p>The landscape has been designed to provide the highest possible level of amenity, its impact detailed throughout this report.</p> <p>Additionally, as above, the bush fire prone land status of the site imposes additional controls on landscape design and the site will be designated as an Asset Protection Zone (APZ).</p> <p>The detailed Landscape Plans provided describe how the specifically selected plant species and considerate landscape design achieve this balance. This Plan will reflect the recommendations and provisions of the Bushfire Risk Assessment and Reports provided as part of this Development Application.</p>	✓
<p>2. Planting selection should:</p> <ul style="list-style-type: none"> a. require minimal maintenance, b. provide privacy for private open space areas, c. screen service areas – garbage bin stores, drying yards, visitor parking, maintenance areas, etc, d. reduce glare and reflected heat from buildings and hard services, 	<p>The planting selection included in the proposal has been designed in accordance with the objectives of this Clause to ensure they are contextually appropriate, environmentally effective and aesthetically successful.</p> <p>Dual Occupancy development attracts the assumption that landscape areas will require less maintenance whilst still providing comfortable and amenable living spaces.</p>	✓

<p>e. provide shade in summer and sun in winter,</p> <p>f. direct visitors to entry points and</p> <p>g. not create excess shade on clothes drying areas.</p>	<p>Additionally, as above, the bush fire prone land status of the site imposes additional controls on landscape design and the site will be designated as an Asset Protection Zone (APZ).</p> <p>The detailed Landscape Plans provided describe how the specifically selected plant species and considerate landscape design achieve this balance. This Plan will reflect the recommendations and provisions of the Bushfire Risk Assessment and Reports provided as part of this Development Application.</p>	
<p>3. Large areas in driveways can be reduced in scale through the use of unit paving. Physical barriers such as kerbs are required where driveways and carparks adjoin landscaped areas to protect them from damage.</p>	<p>The proposed driveways have been designed to ensure adequate vehicular movement and maximum safety for all site users.</p> <p>The site coverage of the proposed driveways are compliant with the relevant DCP controls and do not negatively impact the landscape amenity or performance as documented throughout this report.</p>	✓
<p>4. Clearly defined play areas, at a point easily accessible and visible to all residents (for supervision) should be provided. Summer shade and winter sun should be provided through the use of deciduous trees so play areas can be used all year round.</p>	<p>Each dwelling enjoys a generous provision of private open space, accessible and visible only to the specific residence.</p> <p>Due to the scope of the proposal, communal areas are neither desirable nor practical, and have been consolidated to provide maximum private space to each residence.</p>	✓
<p>5. Fencing should be used to provide privacy and separate private open space from common open space. Materials to be used should be compatible with those used elsewhere in the development and should have minimal ongoing maintenance.</p>	<p>The proposal is compliant with this condition, with the proposed fencing providing privacy and security.</p> <p>The materials are cohesive with the facade of the dwellings, as reflected in the Fence Plan and Materials and Finishes Schedule submitted as part of this Development Application.</p>	✓
<p>N1.5 Car Parks [redacted] not applicable to development proposed</p>		

Compliance Overview & Calculations

GREATER TAREE LOCAL ENVIRONMENTAL PLAN 2010

PRELIMINARY

1. P1.2AA	3. P1.2B	5. P1.2D	7. P1.2F	9. P1.2H
2. P1.2A	4. P1.2C	6. P1.2E	8. P1.2G	10. P1.1.3

Of **10** applicable criteria in this section, there are **0** non-compliant items. This is a compliance rate of **100%**.

PERMITTED AND PROHIBITED DEVELOPMENT

11. 2.1	13. 2.1B	15. 2.1D	17. 2.6.2	19. LU.OBJ.1
12. 2.3.1A	14. 2.1C	16. 2.6.1	18. 2.7	20. LU.OBJ.2
				21. LANDUSE.PWC

Of **11** applicable criteria in this section, there are **0** non-compliant items. This is a compliance rate of **100%**.

Cumulative Compliance = 100%

PART 4 PRINCIPAL DEVELOPMENT STANDARDS

22. 4.1.1A	25. 4.1.2	29. 4.3.1B	33. 4.4.2	37. 4.6.1B
23. 4.1.1B	26. 4.1.3	30. 4.3.2	34. 4.5.1b	38. 4.6.2
24. 4.1.1C	27. 4.1A	31. 4.4.1A	35. 4.5.CALCS	39. 4.6.3
	28. 4.3.1A	32. 4.4.1B	36. 4.6.1A	40. 4.6.8

Of **19** applicable criteria in this section, there is **1** non-compliant item. This is a compliance rate of **94.74%**.

1 contravention

Cumulative Compliance = 98.24%

PART 5 MISCELLANEOUS PROVISIONS

41. 5.10.1A	47. 5.10.2C	53. 7.1.4	59. 7.3.3B	65. 7.11.A
42. 5.10.1B	48. 5.10.2D	54. 7.1.5	60. 7.3.3C	66. 7.11.B
43. 5.10.1C	49. 5.11	55. 7.1.6	61. 7.3.3D	67. 7.11.C
44. 5.10.1D	50. 7.1.1	56. 7.3A	62. 7.3.3E	68. 7.11.D
45. 5.10.2A	51. 7.1.2	57. 7.3.2	63. 7.3.3F	69. 7.11.E
46. 5.10.2B	52. 7.1.3	58. 7.3.3A	64. 7.3.3G	

Of **29** applicable criteria in this section, there are **0** non-compliant items. This is a compliance rate of **100%**.

Cumulative Compliance = 98.68%

GREATER TAREE DEVELOPMENT CONTROL PLAN 2010

PART C - SUBDIVISION REQUIREMENTS

70. C1A	93. C2.1M	115. C3.3.4	137. C3.5PC7	160. C3.8.A
71. C1.B	94. C2.1N	116. C3.3.5	138. C3.5PC8	161. C3.8.B
72. C1.C	95. C2.1O	117. C3.3.6	139. C3.5PC9	162. C3.8.C
73. C1.D	96. C2.1P	118. C3.4A	140. C3.5PC10	163. C3.8.D
74. C1.E	97. C2.1R	119. C3.4B	141. C3.5PC11	164. C3.8.E
75. C1.F	98. C2.1S	120. C3.4C	142. C3.5PC12	165. C3.8.F
76. C1.G	99. C3.1A	121. C3.5A	143. C3.5PC13	166. C3.8.1
77. C1.H	100. C3.1B	122. C3.5B	144. C3.5PC14	167. C3.8.2
78. C1.I	101. C3.1C	123. C3.5C	145. C3.5PC15	168. C3.8.3
79. C1.J	102. C3.1D	124. C3.5D	146. C3.6.A	169. C3.8.5
80. C1.K	103. C3.1E	125. C3.5E	147. C3.6.B	170. C4.1EX
81. C2.1A	104. C3.1F	126. C3.5F	148. C3.7A	171. C4.1A
82. C2.1B	105. C3.1G	127. C3.5G	149. C3.7B	172. C4.1B
83. C2.1C	106. C3.1.1	128. C3.5H	150. C3.7.1	173. C4.1C
84. C2.1D	107. C3.1.2	129. C3.5I	151. C3.7.2	174. C4.1D
85. C2.1E	108. C3.1.4	130. C3.5J	152. C3.7.3	175. C4.1.PC1

86. C2.1F	109. C3.1.3	131. C3.5PC1	153. C3.7.4	176. C4.1.PC2
87. C2.1G	110. C3.1.6	132. C3.5PC2	154. C3.7.5	177. C4.1.PC3
88. C2.1H	111. C3.3A	133. C3.5PC3	155. C3.7.6	178. C4.1.PC4
89. C2.1I	112. C3.3.1	134. C3.5PC4	156. C3.7.7	179. C4.1.PC5
90. C2.1J	113. C3.3.2	135. C3.5PC5	157. C3.7.8	180. C4.1.PC6
91. C2.1K	114. C3.3.3	136. C3.5PC6	158. C3.7.9	181. C4.1.PC12
92. C2.1L			159. C3.7.10	

Of **112** applicable criteria in this section, there is **1** non-compliant item. This is a compliance rate of **99.11%.**

1 contravention

Cumulative Compliance = 98.77%

PART D - ENVIRONMENTAL REQUIREMENTS

182. D3.1A	200. D3.1.L1	218. D3.2C	236. D3.2.PC3N	253. D3.1.D.4
183. D3.1B	201. D3.1.L2	219. D3.2.PC1	237. D3.2.PC3O	254. D3.1.SA.1
184. D3.1C	202. D3.1.L3	220. D3.2.PC2	238. D3.2.PC3P	255. D3.1.SA.2
185. D3.1E	203. D3.1.L4	221. D3.2D	239. D3.2.PC3Q	256. D3.1.SA.3
186. D3.1H	204. D3.1.L5	222. D3.2E	240. D3.2.PC5	257. D3.1.SA.4
187. D3.1J	205. D3.1.L6	223. D3.2.PC3A	241. D3.2.PC6	258. D3.1.TS.1
188. D3.1K	206. D3.1.W1	224. D3.2.PC3B	242. D3.2.PC7	259. D3.1.TS.2
189. D3.1L	207. D3.1.W2	225. D3.2.PC3C	243. D3.2.PC8	260. D3.1.TS.3
190. D3.1.PCG1	208. D3.1.W4	226. D3.2.PC3D	244. D3.1.SWMP.1	261. D3.1.TS.4
191. D3.1.PCG2	209. D3.1.W6	227. D3.2.PC3E	245. D3.1.SWMP.GR.1	262. D3.1.TS.5
192. D3.1CFRW.1	210. D3.1.W7	228. D3.2.PC3F	246.	263. D3.1.SR.1
193. D3.1CFRW.2	211. D3.1.W11	229. D3.2.PC3G	D3.1.SWMP.GR.2	264. D3.1.SR.2
194. D3.1CFRW.3	212. D3.1.R2	230. D3.2.PC3H	247.	265. D3.1.SR.3
195. D3.1CFRW.4	213. D3.1.R3	231. D3.2.PC3I	D3.1.SWMP.GR.3	266. D3.1.SR.4
196. D3.1CFRW.5	214. D3.1.R4	232. D3.2.PC3J	248. D3.1.CE.1	267. D3.1.SR.5
197. D3.1CFRW.6	215. D3.1.R5	233. D3.2.PC3K	249. D3.1.CE.2	268. D3.1.SR.6
198. D3.1.SUL.1	216. D3.2A	234. D3.2.PC3L	250. D3.1.CE.3	269. D3.1.ESCD.1
199. D3.1.VENM1	217. D3.2B	235. D3.2.PC3M	251. D3.1.CE.4	270. D4.1.1
			252. D3.1.CE.5	

Of **89** applicable criteria in this section, there is **1** non-compliant item. This is a compliance rate of **98.88%.**

1 contravention

Cumulative Compliance = 98.78%

PART G - CAR PARKING AND ACCESS

271. G1.A	276. G1.F	281. G1.1	285. G1.1.1A	289. G1.3.4
272. G1.B	277. G1.G	282. G1.2	286. G1.1.1B	290. G1.4.1
273. G1.C	278. G1.H	283. G1.3	287. G1.1.1C	291. G1.4.2
274. G1.D	279. G1.I	284. G1.4	288. G1.3.2	292. G1.4.3
275. G1.E	280. G1.J			

Of **22** applicable criteria in this section, there are **0** non-compliant items. This is a compliance rate of **100%.**

Cumulative Compliance = 98.96%

PART H RESIDENTIAL REQUIREMENTS

293. H1.A	318. H2.4.A	345. H2.5.5	372. H2.7.9	399. H2.10.1
294. H1.B	319. H2.4.B	346. H2.5.6	373. H2.7.10	400. H2.10.2
295. H1.C	320. H2.4.C	347. H2.5.7	374. H2.7.11	401. H2.10.3
296. H2.1.A	321. H2.4.D	348. H2.5.8	375. H2.7.12	402. H2.10.4
297. H2.1.B	322. H2.4.E	349. H2.5.9	376. H2.7.13	403. H2.10.5
298. H2.1.C.1	323. H2.4.F	350. H2.5.10	377. H2.7.14	404. H2.10.6
299. H2.1.C.2	324. H2.4.G	351. H2.5.11	378. H2.8.A	405. H2.10.7
300. H2.1.C.3	325. H2.4.H	352. H2.6.A	379. H2.8.B	406. H2.10.8
301. H2.1.C.4	326. H2.4.1	353. H2.6.B	380. H2.8.C	407. H2.10.POS.1
302. H2.1.C.5	327. H2.4.2	354. H2.6.C	381. H2.8.D	408. H2.10.POS.2
303. H2.1.C.6	328. H2.4.3	355. H2.6.1	382. H2.8.1	409. H3.3OBJ.A
304. H2.1.1	329. H2.4.4A	356. H2.6.2	383. H2.8.2	410. H3.3OBJ.B

305. ✓ H2.2.A	330. ✓ H2.4.4B	357. ✓ H2.6.3	384. ✓ H2.9.A	411. ✓ H3.3MLS.A
306. ✓ H2.2.B	331. ✓ H2.4.4C	358. ✓ H2.6.4	385. ✓ H2.9.B	412. ✓ H3.3SB.A
307. ✓ H2.2.C	332. ✓ H2.4.4D	359. ✓ H2.7.A	386. ✓ H2.9.C	413. ✓ H3.3SB.B
308. ✓ H2.2.D	333. ✓ H2.4.4E	360. ✓ H2.7.B	387. ✓ H2.9.D	414. ✓ H3.3SB.C
309. ✓ H2.2.E	334. ✓ H2.4.5	361. ✓ H2.7.D	388. ✓ H2.9.E	415. ✓ H3.3SB.D
310. ✓ H2.3.A	335. ✓ H2.4.6	362. ✓ H2.7.C	389. ✓ H2.9.1	416. ✓ H3.3SB.E
311. ✓ H2.3.B	336. ✓ H2.4.7	363. ✓ H2.7.E	390. ✓ H2.9.2	417. ✓ H3.3CP.1
312. ✓ H2.3.C	337. ✓ H2.5.A	364. ✓ H2.7.1	391. ✓ H2.9.3	418. ✓ H3.3CP.2
313. ✓ H2.3.D	338. ✓ H2.5.B	365. ✓ H2.7.2	392. ✓ H2.9.4	419. ✓ H3.3CP.3
314. ✓ H2.3.F	339. ✓ H2.5.C	366. ✓ H2.7.3	393. ✓ H2.9.5	420. ✗ H3.3CP.4
315. ✗ H2.3.1	340. ✓ H2.5.D	367. ✓ H2.7.4	394. ✓ H2.9.6	421. ✓ H3.3POS.1
316. ✓ H2.3.2	341. ✓ H2.5.1	368. ✓ H2.7.5	395. ✓ H2.10.A	422. ✓ H3.3POS.2
317. ✗ H2.3.3	342. ✓ H2.5.2	369. ✓ H2.7.6	396. ✓ H2.10.B	423. ✓ H3.3POS.3
	343. ✓ H2.5.3	370. ✓ H2.7.7	397. ✓ H2.10.C	424. ✓ H3.3POS.4
	344. ✓ H2.5.4	371. ✓ H2.7.8	398. ✓ H2.10.D	425. ✓ H3.3POS.5

Of **133** applicable criteria in this section, there are **3** non-compliant items. This is a compliance rate of **97.77%**.

3 contraventions

Cumulative Compliance = 98.81%

PART M - SITE WASTE MINIMISATION AND MANAGEMENT

426. ✓ M1.AIM	433. ✓ M1.WM.C	439. ✓ M2.C	446. ✓ M3.1.AIM	453. ✓ M3.1.2A
427. ✓ M1.A	434. ✓ M1.WM.D	440. ✓ M2.1	447. ✓ M3.1.A	454. ✓ M3.1.2B
428. ✓ M1.B	435. ✓ M1.WM.E	441. ✓ M2.2	448. ✓ M3.1.B	455. ✓ M3.1.2C
429. ✓ M1.C	436. ✓ M2.AIM	442. ✓ M2.3	449. ✓ M3.1.C	456. ✓ M3.1.2D
430. ✓ M1.D	437. ✓ M2.A	443. ✓ M2.4	450. ✓ M3.1.D	457. ✓ M3.1.2E
431. ✓ M1.WM.A	438. ✓ M2.B	444. ✓ M2.5	451. ✓ M3.1.E	458. ✓ M3.1.2F
432. ✓ M1.WM.B		445. ✓ M2.6	452. ✓ M3.1.1	

Of **33** applicable criteria in this section, there are **0** non-compliant items. This is a compliance rate of **100%**.

Cumulative Compliance = 98.94%

PART N - LANDSCAPING REQUIREMENTS

459. ✓ N1.A	472. ✓ N1.1.7	485. ✓ N1.2A	498. ✓ N1.2SAP.4	511. ✓ N1.2LP5
460. ✓ N1.B	473. ✓ N1.1.8	486. ✓ N1.2B	499. ✓ N1.2SAP.5	512. ✓ N1.2LP6
461. ✓ N1.C	474. ✓ N1.1.9	487. ✓ N1.2C	500. ✓ N1.2.SLP.1	513. ✓ N1.2LP7
462. ✓ N1.1A	475. ✓ N1.1.10	488. ✓ N1.2D	501. ✓ N1.2.SLP.2	514. ✓ N1.2LP8
463. ✓ N1.1.B	476. ✓ N1.1.11	489. ✓ N1.2E	502. ✓ N1.2.SLP.3	515. ✓ N.14a
464. ✓ N1.1.C	477. ✓ N1.1.12	490. ✓ N1.2F	503. ✓ N1.2.SLP.4	516. ✓ N.14b
465. ✓ N1.1.D	478. ✓ N1.1.13	491. ✓ N1.2G	504. ✓ N1.2.SLP.5	517. ✓ N.14c
466. ✓ N1.1.1	479. ✓ N1.1.14	492. ✓ N1.2H	505. ✓ N1.2.SLP.6	518. ✓ N.14d
467. ✓ N1.1.2	480. ✓ N1.1.15	493. ✓ N2.1PC1	506. ✓ N1.2.SLP.7	519. ✓ N.14.1
468. ✓ N1.1.3	481. ✓ N1.1.16	494. ✓ N2.1PC2	507. ✓ N1.2LP1	520. ✓ N.14.2
469. ✓ N1.1.4	482. ✓ N1.1.17	495. ✓ N1.2SAP.1	508. ✓ N1.2LP2	521. ✓ N.14.3
470. ✓ N1.1.5	483. ✓ N1.1.18	496. ✓ N1.2SAP.2	509. ✓ N1.2LP3	522. ✓ N.14.4
471. ✓ N1.1.6	484. ✓ N1.1.19	497. ✓ N1.2SAP.3	510. ✓ N1.2LP4	523. ✓ N.14.5

Of **65** applicable criteria in this section, there are **0** non-compliant items. This is a compliance rate of **100%**.

0 contraventions

Cumulative Compliance = 99.05%

6 total contraventions

The total cumulative compliance of the project is 99.05%

Section 79C of the EP&A ACT 1979 - Review

Section 79(C) (a) (i) - the provisions of any environmental planning instrument (EPI) Matters for Consideration: General

In determining a development application, a consent authority is to take into consideration such of the following matters that are of relevance to the development, that is the subject of the application:

- The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Greater Taree (Mid Coast) City Local Environment Plan 2010. Assessment of the proposal per the conditions of the LEP has been provided in the report above and further considered below.

Section 79(C) (a) (ii) - any development control plan

The proposal is subject to the provisions of the Greater Taree (Mid Coast) City Development Control Plan 20010. Assessment of the proposal per the conditions of the WDCP has been provided in the report above and further considered below.

Primary Matters and Specific Considerations

B) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality:

Context and setting - The proposed dual occupancy and Torrens Title subdivision do not reflect a change of use from the residential accommodation which is the prevailing development type in the area of Hurzdans Reach and the desired outcome for the R1 General Residential zoning.

As described and demonstrated throughout this report the proposal has been designed to achieve overwhelming compliance with the numerical controls imposed on developments of this type in areas of this nature; the strength of the proposal is the opportunity it offers to set a precedent for dual occupancy of such a high standard of design and environmental performance.

Additionally, the development of the site as an asset protection zone offers numerous safety benefits to the neighbouring properties, which predate contemporary bushfire safety measures.

Access, transport and traffic - the proposed development is of a type and scale that is compatible with the surrounding context and is supported by the existing public access roads and transport infrastructure for Tallwoods Village. While in a literal sense the proposal will increase traffic, it is not at an unexpected or unprecedented rate and is entirely appropriate.

Public Domain - due to the contextually appropriate scope of the proposal and concurrence with most planning controls, the proposal has very little impact on the amenity of the public domain.

The biggest benefit is described above; the preservation of part of the site's landscape as an APZ which will improve the conditions of the site and its adjacent neighbours as a barrier between potential bushfires from the reserve and the public domain of Hurzdans Reach and the wider Tallwoods Village.

Additionally, the proposed changes are of a scope and scale that suit the residential character of the neighbourhood despite being a relatively new development type for the area.

Utilities - conditions will not be changed under the proposal. The existing public infrastructure is adequate to support the development.

Heritage - As described above, on the LEP maps included in the relevant sections of this report, the subject site has not been identified as containing or relating to any items or instances of environmental or cultural heritage or significance. By having no interaction with any examples of these valuable assets that exist throughout the Tallwoods Village Area, the site passively protects them.

Water - conditions will not be adversely affected as a result of the proposal. The existing public infrastructure is adequate to support the development.

Soils - conditions will not be changed under the proposal. The existing public infrastructure is adequate to support the development.

Climate - the proposal has scope to positively influence the microclimate of the site and immediate vicinity by improving the vegetative qualities of the site within the scope of conditions for an APZ.

Flora and Fauna - the proposal is not out of context for the area thereby promoting an acceptable level of consideration for flora and fauna. Additionally, the proposal has scope to positively influence the microclimate of the site and immediate vicinity by improving the vegetative qualities of the site within the scope of conditions for an APZ; which will have nil or a positive effect on flora and fauna.

Waste - conditions will not be changed under the proposal. The existing public infrastructure is adequate to support the development.

Energy - conditions will not be changed under the proposal. The existing public infrastructure is adequate to support the development.

Noise - The noise generated by the proposal will increase slightly due to the slight increase in population density, however there is no proposed change of use and acoustic privacy measures have been built into the overall design.

Safety and Security - by encouraging and supporting the growth of Tallwoods Village and providing housing suitable for families, a positive community demographic is encouraged and maintained, promoting safety and security through fostering a sense of community.

Economic Impacts - As above, the positive nature of the social impact of the development will encourage positive economic impacts as the community is better able to support their resident families; new and existing, multi-generational and across a wider variety of economic groups. This inclusivity and community atmosphere encourages the best out of the resident families who are being supported, and they will, in turn, support the community and therefore the local economy.

Site Design - as described throughout this report the site design of the proposal has been influenced heavily by the existing context so as to respond appropriately. The proposed development is of a scope and scale that is compatible with the residential character of the neighbourhood and does not compromise the low density atmosphere.

Internal Design - both dwellings propose an internal design that is up to date with contemporary standards for comfort and amenity, suited particularly to families. Increased demand for housing in the area suitable for families has been a driving force behind the proposal; the internal design of the development reflects this demographic.

As above, the positive nature of the social impact of the development will encourage positive economic impacts as the community is better able to support their resident families. This is in line with all relevant aims, objectives and character statements for Tallwoods Village.

Primary Matters and Specific Considerations

- a. The suitability of the site for development

This has been demonstrated under the clauses and review provided above.

- b. The public interest

This has been demonstrated under the clauses and review provided above.

Concluding Statement

This Statement of Environmental Effects Report has been prepared to present a thorough evaluation of the proposed new detached dual occupancy with Torrens Title subdivision at **No. 2 Hurzdans Reach, Tallwoods Village**.

As described above, the proposal is directly compatible with the existing and desired future character of Tallwoods Village. It retains the general residential character of the R1 Zone with a dual occupancy that is greatly compliant with the relevant density controls and objectives.

The proposal is a direct response to the growing demand for housing in a highly desirable area, designed in a way that is sensitive to the existing context as well as addressing contemporary and future needs. The subject site is far enough away from the coast not to contribute to the coastal character that is distinguished primarily through individually designed and uniquely articulated buildings. It is located in a quiet, suburban, family-friendly street which can support dual occupancy development in order to supply growing demand in a compatible and complementary manner.

By providing additional housing stock suitable for families, they are encouraged to move to the area and stay for many years; this fosters a desirable community demographic and ensures the population who wish to live in the area are adequately supported. Encouraging this sense of community boosts communal safety, and a by-product of increased density is an increased potential for passive surveillance to protect the neighbourhood.

The proposal has been assessed per the legislative controls imposed by: Greater Taree Local Environment Plan 2010, The Greater Taree Development Control Plan 20010 and Section 79C of the EP&A Act 1979.

The controls and the performance of the proposal in relation to them have been expressed in the relevant sections of the report above. There is a great level of compliance, and where compliance is not achieved there is reasonable grounds to excuse this non-compliance given the contextual underpinnings existing conditions. *Clause 4.6 Exceptions to Development Standards* reports have been provided addressing this contravention and satisfying the LEP requirement for formal written requests. This report outlines the merit of the proposal in spite of the contravention which should be considered when assessing the project for approval.

Despite the non-compliances discussed above, the proposal's compliance rate of **99.05%** illustrates the suitability of the project and the high level of performance achieved. Given the overwhelming compatibility with amenity based aims and objectives, and the non-compliances reflecting rigid numerical controls applied to a unique and dynamic context, it stands to reason that the scheme be recommended for approval.