

GREAT LAKES DEVELOPMENT CONTROL PLAN	
3 CHARACTER STATEMENTS	
3.3 Residential Development	
Objectives/Requirements	Complies?
3.3.1 Low Density Residential <i>Existing low density residential development is generally influenced by natural landform and vegetation. The following characteristics contribute to their uniqueness and character and provide the foundations for the desired future character of the low-density residential setting:</i> • <i>Interaction between natural coastal vegetation and built form;</i> • <i>Detached buildings of varying size;</i> • <i>Few bulky buildings;</i> • <i>High standard of individual designs sometimes emphasised by topography and usually oriented towards the view; Variety of roof forms;</i> • <i>Wide range of materials often contrasting with the natural landscape; often buildings elevated above the site; and</i> • <i>Strong attention to detail, with use of articulation, contrasting materials and colour to enhance their appearance.</i>	Yes – The proposed development has been designed to address land constraints and be compatible with the aims and objectives of the R2 Low Density Residential zoning across the development footprint. The Land Lease Community / Manufactured Homes Estate (MHE) is permissible with development consent. The development has incorporated high standards in the proposed design of the homes and characteristics of the community facilities. The proposal generally complies with the requirements defined in the Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021. A wide variety of materials, colours, articulation features and landscaping enhance the appearance of the estate making it compatible with surrounding development types.
4 ENVIRONMENTAL CONSIDERATIONS	
4.1 Ecological Impacts	
Objectives/Requirements	Complies?
(1) <i>The avoidance (where possible) or minimisation of loss and harm to remnant native vegetation and trees and the habitat of wildlife populations.</i>	Yes – The proposed subdivision and MHE ensures that all C2 Environmental Conservation zoned land is avoided. A BDAR has been prepared by MJD Environmental (see Appendix O).
(2) <i>The protection of natural biodiversity, including native vegetation and wildlife, their habitats and biological processes and functions.</i>	Yes – As described within the BDAR prepared by MJD Environmental (see Appendix O) all high value biodiversity land and areas with significant native vegetation has been assessed and are protected.
(3) <i>The protection of all ecological values of the natural landscape including scenic, recreational, aesthetic and cultural heritage values.</i>	Yes – The proposed development protects the scenic and aesthetic values of the natural landscape.

(4) <i>The design and siting of the development (including the footprints of all built structures, access, services, bushfire asset protection zones, water management structures, and other ancillary features of that development) in the area of the land that is of least ecological or biodiversity constraint and where the string of that development results in the least possible ecological or biodiversity related impact.</i>	Yes – The siting of the proposed development has evolved during the design phase to ensure that the development will minimise any potential ecological and biodiversity related impacts on the locality flora and fauna. The proposal has been designed to achieve desired yield lot whilst also reducing impacts to the native vegetation and threatened species habitat by avoiding areas of high biodiversity values. Also impacts to threatened ecological communities identified within the development boundary are minimised as the proposal is located in areas of low vegetation integrity scores. This has occurred in an iterative fashion to consider biodiversity avoidance and further candidate species survey results at the conclusion of seasonal survey tranches. For example, to avoid and minimise impacts, the proposal now retains grasslands for the Red-backed Button-quail, retaining walls have been installed to avoid areas of inundation in the south-western site area for the Wallum Froglet. In addition, the eastern footprint extent was adjusted to maintain the small existing dam in-situ. These measures will result in positive ecological and biodiversity outcomes.
(5) <i>The appropriate siting and design of a development (including lot boundaries) with regards to the protection of agricultural sustainability, ecological integrity, topography, landform, native vegetation, wildlife habitat, wetlands and watercourses.</i>	Yes – The proposed lot boundaries and MHE footprint have been designed having regard to the protection of ecological integrity, native vegetation and wetlands. Agricultural sustainability will not be impacted. The proposed subdivision and MHE ensures that all C2 Environmental Conservation zoned land is avoided.
(6) <i>The adoption of suitable and effective protective safeguards that avoids, minimises or compensates for the clearing of habitat and native vegetation within any development.</i>	Yes – A BDAR has been prepared for the proposed development to address the requirements of avoid, minimise and mitigate. See Appendix O for further detail.
(7) <i>The capability of the land to accommodate the development without impairment or harm to important ecosystem services functions and the condition, ecological value and significance of fauna and flora.</i>	Yes – As identified in the BDAR, see Appendix O, the development can be accommodated without significantly impacting on ecosystems services, functions and conditions of the surrounding flora and fauna.
(8) <i>The avoidance of fragmentation or disturbance of wildlife habitats and the protection, maintenance and (where possible) enhancement of ecological linkages and wildlife corridors in a local, sub-regional and regional context.</i>	Yes – As identified in the BDAR, see Appendix O, the proposal has aimed to avoid fragmentation or disturbance of wildlife habitats, and protects the wildlife linkages.

(9) <i>The avoidance (where possible) and minimisation of negative impacts on natural landscapes that provide key ecological services provisions, including but not limited to, rainforests, wetlands, riparian zones, vegetated steep lands, rare, regionally significant or poorly conserved ecological communities, threatened species habitats, endangered ecological communities and protected land.</i>	Yes – The proposed lot boundaries and MHE development footprint have been designed having regard to the protection of ecological integrity, native vegetation and wetlands. As identified in the BDAR, see Appendix O, the proposal has been designed to avoid and minimise negative impacts on natural landscapes, reducing impacts to the native vegetation and threatened species habitat by avoiding areas of high biodiversity values
(10) <i>The identification and active protection of natural landscapes that provide key ecological services provisions, including but not limited to, rainforests, wetlands, riparian zones, vegetated steep lands, rare, regionally significant or poorly conserved ecological communities, threatened species habitats, endangered ecological communities and protected land, including the need to adopt buffers of adequate width and configuration to such areas to protect them from the overt direct or indirect effects of that development.</i>	Yes – The subdivision layout has been designed to provide protection of the natural landscape, including an identified coastal wetland that occupies a portion of residentially zoned land. The proposed subdivision and MHE ensures that all C2 Environmental Conservation zoned land is avoided.
(11) <i>The compensating or offsetting of unavoidable impacts of a development such that the natural environment and native biodiversity is maintained or improved. The provision of any offsets should be located on the development site or as close as possible to the area of impact, and not beyond the bounds of the Great Lakes Local Government Area.</i>	Noted
(12) <i>Where primary koala food tree species occur, the means with which the development would avoid such trees and where, if impacts on such trees are unavoidable, the means with which there would be a long-term net gain in the representation of primary koala food tree species as a consequence of that development.</i>	Yes – MJD Environmental prepared a BDAR at Appendix O which provides a Koala Assessment Report – SEPP (Biodiversity and Conservation) 2021 in Appendix J of this BDAR. The assessment provides details to manage and protect kolas and their habitat and measures to be implemented on the site. Owing to the lack of evidence of Koala use within the site, it is not considered necessary to prescribe monitoring / adaptive management plans or compensatory measures for the proposal. The assessment identifies the proposal should not impact the connectivity of the site within the wider area, nor the ability of any Koala's present to move through the surrounding landscape.

(13) <i>Where hollow-bearing trees (comprising trees with cavities, hollows, splits or decorticated bark capable of providing roosting, denning or refuge sites for native vertebrate fauna) occur, the means with which the development would avoid such trees and where, if impacts on such trees are unavoidable, the means with which there would be a long-term net gain in the representation of denning opportunities for hollow-dependent native wildlife as a consequence of that development.</i>	Yes – MJD Environmental prepared a BDAR at Appendix O which undertook a hollow bearing tree survey. The site does not contain trees with hollows >20cm diameter that occur >4m above the ground. Two hollow bearing trees are located within the retained/ avoided areas of vegetation, and as such these hollows will not be removed so as to retain a net total of hollows within the site.
(14) <i>The adequate, effective and active conservation management of areas of high biodiversity conservation value of the land of a development site and/ or a restoration or an offset area through a permanent, executed legal mechanism and the preparation, funding and implementation of a habitat or restoration management plan.</i>	Noted – The BDAR addresses all relevant conservation and offset matters. For further detail see Appendix O.
(15) <i>The management of risks associated with bush fire in a manner that does not unreasonably compromise and minimises or avoids impacts on native vegetation, wildlife and wildlife habitats.</i>	Yes – The management of bushfire risks do not unreasonably compromise native vegetation, wildlife and wildlife habitats. See the BDAR at Appendix O and Bushfire Assessment Report at Appendix S.
(16) <i>The containment, within a single lot, of the area of a holding that comprises land that is zoned E2 Environmental Conservation.</i>	Yes – The subdivision proposes all C2 land is contained within a single lot.
(17) <i>The encouragement of conservation and recovery of populations of threatened biodiversity within a development and/ or any offset areas.</i>	Yes – The BDAR provides evidence of how the development includes measures for the conservation of populations of threatened biodiversity. See Appendix O.
(18) <i>The adoption of suitable and effective protective safeguards that avoids impacts to areas of high conservation value native vegetation and native wildlife populations and their habitats from any harm or impact associated with the introduction or encouragement of domestic pets, invasive exotic plants and animals and grazing animals.</i>	Yes – Through the subdivision layout, setbacks and fencing, and areas of high conservation value have been provided to effectively incorporate protective safeguards. The BDAR also identifies management strategies required during the construction phase, and works as part of Biodiversity Management Plan (BMP) to avoid and minimise potential impacts on high conservation value native vegetation and native wildlife populations. See Appendix O.
(19) <i>The means with which priority invasive environmental weeds would be effectively and actively controlled and suppressed on the development site for the life of the development.</i>	Yes – It is expected that the MHE will be managed in a way that ensures the active and effective control of invasive environmental weeds. A Biodiversity Management Plan addressing weed management and associated works will also be developed.
(20) <i>Consideration of the location and style of fencing on the land on the development site to enclose and/ or protect areas of high conservation value native vegetation and native wildlife populations and their habitats.</i>	Yes – Fencing has been designed to protect areas of high conservation value within areas of high conservation value. In consideration of the Turnix Maculosus detected on the site, fencing with a 100ml gap will be used along the western boundary to allow continued access of the species into retained suitable habitat.

4.2 Flooding	
Objectives/Requirements	Complies?
New Buildings (1) New buildings are to be designed and located entirely outside of the 2100 flood planning area wherever possible. (2) New buildings are to be designed with habitable floor levels above the 2100 1% AEP flood planning level. (3) In circumstances where construction of a new building at the 2100 1% flood planning level is likely to have an adverse impact on the adjoining property or the visual amenity of the location, a variation may be sought. If supported by Council, the new building may be designed with habitable floor levels above the 2060 1% AEP flood planning level. (4) Vehicle access to new buildings is to be designed to so that ingress and egress from the site is provided above the 2100 1% AEP flood planning level.	No – As Royal Haskoning DVH Flood Impact Assessment and Hydrological Investigation identified, see Appendix L parts of the site becomes inundated during the PMF design flood event. It is noted that the site is very close to the edge of the PMF extent and a distance of less than 50 metres would be required to travel from edge of the emergency evacuation route to the flood free area. New buildings have been designed with habitable floor levels above the 2100 1% AEP flood planning level.
Fencing (1) Fences within a floodway are to be of an open-style design to minimise impacts on flood conveyance.	Yes – All fencing in areas subject to water flows are of an open style design; this includes a combination of chain wire and palisade fencing. Refer to landscape plans at Appendix F.
4.7 Bushfire	
Objectives/Requirements	Complies?
(1) All development proposals on land identified as bush fire-prone are to be accompanied by a bush fire hazard assessment report in accordance with the NSW Rural Fire Service Planning for Bush Fire Protection 2006 (or as amended).	Yes – A Bushfire Assessment Report has been prepared in accordance with the NSW RFS Planning for Bushfire Protection 2019 guidelines. The full assessment is provided in Appendix S, and discussed further in Section 5.1.10.1 of the SEE.
(2) The bush fire hazard assessment report must have regard to the siting of any trees to be retained as recommended within the Arborist's report.	Yes – The Bushfire Assessment Report (Appendix S) has regard to the siting of retained trees detailed in the Arborist Report (Appendix O1).
(3) Any bush fire protection measures (i.e. Asset Protection Zones) must not encroach upon any adjoining land	Yes – Asset Protection Zones as a consequence of the proposed development do not encroach upon any adjoining land.
(4) Selection of materials and methods of construction must have regard to AS 3959-2009 Construction of buildings in bush fire prone areas and Planning for Bush Fire Protection 2006 (or as amended).	Noted

9 SUBDIVISION	
9.1 Objectives	
Objectives/Requirements	Complies?
<i>Facilitate the development of a range of sites appropriate to the types of activity occurring in the Great Lakes.</i>	Yes – The proposed subdivision consolidation and MHE supports the development of the land for residential purposes in alignment with the site's residential zoning and Council's strategic planning documents. Refer to Section 4.7 of the SEE for further detail. The C2 Environmental Conservation land will be avoided and form its own part lot (see Appendix C).
<i>Encourage economic utilisation of land resources and avoid unnecessary fragmentation of land.</i>	Yes – The proposed subdivision consolidation and MHE represents a good economic use of currently underutilised residentially zoned land and avoids unnecessary fragmentation of land. Conservation land will be avoided, and form its own part lot (see Appendix C).
<i>Optimise use of existing infrastructure and ensure appropriate levels of service are achieved by utilities and road network.</i>	Yes – The proposed subdivision and MHE optimise the use of existing infrastructure and will have an appropriate level of service. For further detail see Appendix G .
<i>Maintain and protect environment and amenity of existing development and adjacent land uses, by ensuring a high standard of design and construction in new subdivisions.</i>	Yes – Good design, quality use of materials, landscaping and setbacks ensure the proposed development maintains a high level of amenity, including for adjacent residential dwellings. See Visual Impact Assessment in Appendix T .
<i>Ensure new subdivisions are designed and constructed to accommodate quality development for the location in which it is proposed.</i>	Yes – The subdivision is designed to accommodate the proposed MHE layout which will provide quality development within the locality.
<i>Maximise the retention of native vegetation and where possible implement measures to alleviate the fragmentation of wildlife corridors.</i>	Yes – The subdivision is guided by the need to protect C2 land and the coastal wetland on the site including within residential zoned land. As identified in the BDAR, see Appendix O , the proposal has aimed to avoid fragmentation or disturbance of wildlife habitats, and protects the wildlife linkages.
<i>Ensure environmental constraints and impacts, such as flooding, drainage, vegetation, erosion etc are adequately considered.</i>	Yes – All environmental constraints and impacts have been adequately considered through the SEE, plans, and supporting expert reports.
<i>Encourage innovative design and energy efficiency.</i>	Yes - The proposed subdivision and accompanying MHE considers innovation and energy efficiency within the design.

<i>Ensure adequate provisions are made for building areas, services, access, parking and manoeuvring on allotments within the subdivision.</i>	Yes – Adequate provisions have been made for building areas, services, access, parking and manoeuvring within the MHE as shown within the plans, addressed within the SEE, and expert consultant reports.
9.2 General Requirements for Subdivision in all Zones	
Objectives/Requirements	Complies?
9.2.1 Design Principles	Noted – See below.
<i>Hazards and Constraints:</i> • <i>Hazards such as soil stability, acid sulphate soils, flooding, erosion and bushfire;</i> • <i>Possible contamination of the site from previous land use activities;</i> • <i>Potential impact of sea level rise and coastal erosion and the need for foreshore protection;</i>	Yes – All hazards and constraints (including bushfire, flooding, groundwater, acid sulphate soils, potential contamination etc) have been considered within the subdivision design.
<i>Protection and enhancement of natural features:</i> • <i>The likely impact of the proposal upon threatened species or their habitat;</i> • <i>Retention of special qualities or features such as trees and views;</i> • <i>Protection of dominant ridge lines and hilltop; Protection of existing waterways;</i> • <i>Heritage and archaeological conservation;</i> • <i>Slope and orientation of the land and the extent of excavation works and/or fill required;</i>	Yes – The subdivision design and MHE footprint has considered avoidance and minimisation principles and has reduced the likely impact on threatened species and their habitats. See the BDAR at Appendix O.
<i>Infrastructure and surrounding development:</i> • <i>Availability of utilities;</i> • <i>Design of roads, access ways and individual site access;</i> • <i>Provision of adequate site drainage;</i> • <i>Potential impact of stormwater runoff and pollutant discharge into waterways;</i> • <i>The relationship of the subdivision layout to adjacent land suitable for subdivision;</i> • <i>Enhancement of existing or future subdivision in the locality;</i>	Yes – The subdivision has considered surrounding development in designing infrastructure and utility requirements (see Appendix G). The design of the MHE has considered connectivity, existing surrounding development and their uses in the layout to ensure amenity for residents. The proposal has considered site drainage and the potential impacts of stormwater (see Appendix H).
<i>Future land uses and development:</i> • <i>Provision of public open space in line with any adopted open space and land scaping strategies;</i>	Yes – As per Section 16.5.8 below, no public open space is required as part of the subdivision. However, the MHE incorporates public spaces for its residents / occupiers including the community facility. All other future land use matters have been considered within the SEE and supporting expert consultant reports.

- Proposed future use of the land and relevant development controls such as setbacks, car parking, landscaping etc; - The proposed method of effluent disposal, location and sizing of related land application areas and the likely impacts upon the receiving environments; - Energy efficiency of the subdivision and the opportunities for solar access to future development.	
9.2.2 Site Design	Noted – See below.
(1) Site works and landscaping shall be designed to enhance the natural features of the site and adjoining areas. Existing landscape elements such as rock formations, vegetation or watercourses should be preserved.	Yes – The subdivision design ensures that all C2 zoned land and the coastal wetland is preserved.
(2) Subdivisions should incorporate existing vegetation, landforms and contours wherever possible, rather than completely reshaping the site.	Noted – The subdivision is designed to create a clear distinction between suitable residential zoned land and environmental zoned land to ensure protection of the existing vegetation and natural features of the site.
(3) Subdivision design should maintain existing mature trees and consideration should be given to the objectives and controls contained in the Tree and Vegetation Preservation chapter of this plan.	Yes – The proposed subdivision layout entirely protects land zoned for conservation purposes. An Arborist Impact Assessment Report has been prepared by AEP, see Appendix O1 , and includes appropriate management measures to protect trees potentially impacted by the development construction.
(4) Council will encourage the location of boundaries along natural features where appropriate, in order to minimise the likelihood of soil erosion. However, allotment boundaries should not follow watercourses.	Yes – The lot boundaries are generally guided by natural features and C2 land and do not follow any watercourses. Stormwater and drainage are appropriately managed on the site, see Appendix H .
(5) Where subdivision affects heritage items, Council may require the submission of a Heritage Impact Statement prior to consideration of the application. The impact of any subdivision on the curtilage or immediate context of a heritage item must be evaluated in this Statement.	N/A – Subdivision will not affect any heritage items.
(6) Consideration should be given to the location and type of water sensitive design measures in accordance with the Water Sensitive Design section of this plan.	Yes – The Water Cycle Management Plan (Appendix H) provides consideration of Water Sensitive Design. See also section 10 below.
(7) Consideration will also be given to the likely effects of flooding.	Yes – Consideration has been given to the likely effects of flooding as provided in the Flood Impact Assessment & Hydrology Report (see Appendix L).
9.2.3 Services	Noted – See below and refer to Appendix G .
(1) Where available, satisfactory arrangements shall be made with the appropriate	Yes – Satisfactory arrangements will be made to ensure the MHE will have access to all required utility services.

<i>authority for the provision of utility services to each allotment in the subdivision. The design and construction of utility services shall conform to the specific standards of the relevant servicing authorities including: water supply and sewerage; electricity; and telecommunications.</i>	
<i>(2) A certificate of compliance from the telephone supply authority is required confirming that arrangements have been made for the provision of telephone supply throughout the subdivision.</i>	Noted
<i>(3) In areas where reticulated water supply is available, water supply mains and service conduits should be provided to each allotment in the subdivision. An adequate reticulated water supply system is to be provided for domestic supply and fire fighting purposes.</i>	Yes – Reticulated water will be made available to the MHE.
<i>(4) In areas where sewerage service is available, sewerage reticulation should be provided to each allotment in the subdivision. Sewerage reticulation is to be arranged where possible to allow the whole of each new allotment to be serviced by gravity drainage. Where necessary, pumping stations, rising mains and extension of existing mains shall be provided.</i>	Yes - Reticulated sewer will be made available to the MHE.
<i>(5) Subdivisions in unsewered areas may only be permitted where allotment sizes and layouts are adequate to allow on-site disposal of all sewage and wastewater generated on the allotment. Council does not support the installation of effluent pumpout systems due to the high potential for system failure and associated risk of contamination of sensitive waterways. Refer to Council's current On-site Sewage Management Strategy and Decision Assessment Framework to determine requirements for the land application area.</i>	N/A
<i>(6) For subdivision requiring a new low voltage electricity supply, reticulation is to be via an underground supply system unless Council determines the ground conditions to be unsuitable for extensive underground infrastructure.</i>	Yes – Where practicable within the MHE development, electrical transmission lines will be underground.
<i>(7) Battleaxe blocks are to be serviced with underground electricity.</i>	N/A
<i>(8) Where possible, compatible public utility services shall be coordinated in common trenching to maximum cost effect.</i>	Noted
<i>(9) Services shall be planned to provide a common accessible service easement of width to be determined by Council considering the particular circumstances. Easements are to be provided in accordance with authority requirements for each service.</i>	Noted
9.2.4 Landscaping	Noted – See below.

(1) A plan is to be submitted showing the location of any existing Cabbage Tree Palms so that a decision can be made as to whether these should be relocated or should remain.	Yes – The BDAR identified that there are Cabbage Tree Palms within the vegetation zone VZ1: 4006; located in the south of the subject land. None of these Cabbage Tree Palms are planned to be removed. Refer to Appendix O .
(2) In established areas, landscaping shall relate to the scale of other elements of the streetscape and the landscaping of adjoining development. Where possible, landscaped areas shall adjoin the landscaped areas of adjacent allotments.	Yes – Landscaping has been designed to be appropriate and complimentary for the site and surrounding locality; see Appendix F .
(3) The provision of landscaped buffers and/or earth mounds may be required to screen developments from nearby roads. Plantings may also be required adjacent to public roads where access is to be restricted.	Yes – Appropriate landscaping and planting has been provided to screen the development from Chapmans Road and adjacent residential development.
(4) For subdivisions involving the creation of greater than 5 lots, a landscape/street tree-planting concept plan is to be submitted with the development application. Council, as a condition of approval, will require at least one advanced tree in the road reserve in front of each lot, where the soil is suitable. Two trees (one on each frontage) will be required for corner lots. Further plantings may be necessary where drainage /water quality control facilities or public open space are to be provided.	N/A – The proposed subdivision does not create greater than five lots. A landscaping plan has been prepared by Terras Landscape Architects, see Appendix F .
(5) Earthworks including excavation, filling and levelling will not be permitted within the root zone of trees intended to be kept.	Noted. An Arborist Impact Assessment Report has been prepared to ensure protection of trees during the construction phase of the development, see Appendix O1 .
9.2.5 Drainage	Noted – See below and Appendix H .
(1) Excavation or filling of land should be limited to 1m above or below existing ground levels. Levels shall be adjusted so that allotments drain to the street and/or the stormwater drainage system to ensure there is no intensification of runoff to adjacent land. Where required, a system of inter-allotment drainage shall be required with the subdivision application.	Noted – Stormwater and drainage is addressed in the Water Cycle Management Plan (Appendix H).
(2) Drainage from subdivision sites should be consistent with the pre-development stormwater patterns.	Yes – As the Water Cycle Management Plan (Appendix H) identifies the pre and post stormwater patterns are consistent and address the biophysical and hydrological cycle of surrounding biodiversity water cycle regimes.
(3) Drainage systems should be designed to ensure safety and minimise the likelihood for stormwater inundation of habitable floor areas. The drainage system shall be designed in accordance with Council's Design Specifications and Construction Specifications.	Yes – The Water Cycle Management Plan (Appendix H) incorporates appropriate design measures to ensure the safety and protection of people and their assets.
(4) For integrated development (i.e. lots under the 450m ²), an appropriate stormwater flow management system should be established to reduce the velocity of stormwater discharge.	N/A. The Water Cycle Management Plan and associated model (see Appendix H) appropriately addresses velocity of stormwater discharge.

(5) Allotment drainage shall discharge to the roadway gutter wherever possible. Inter-allotment drainage (including the creation of easements to drain water) will be required where discharge to the street for all lots is not possible.	Noted
(6) Allotment drainage and stormwater must not be directed to land application areas associated with onsite effluent disposal systems.	Yes – All drainage and stormwater flows are appropriately directed.
(7) Onsite stormwater detention may be required in the development to maintain flows no greater than the undeveloped rate of flow, both within and downstream from the development area. Advice should be sought from Council's Engineering Services Division to determine if this is required.	Yes – On-site detention basins and rain gardens are proposed as a component of the development. See Concept Engineering Plans (Appendix G) and Water Cycle Management Plan (Appendix H) for details.
(8) Development must not detrimentally affect water quality or result in the discharge of effluent from the site. Natural drainage systems should not be altered, particularly in catchments for estuaries and wetlands.	Yes – Water quality, natural and proposed drainage across the site is addressed in the WCMP (Appendix H).
(9) Water sensitive design measures must be provided on-site, in accordance with the Water Sensitive Design section.	Yes – Water sensitive design measures will be provided on site and in accordance with Council requirements.
(10) Any application for subdivision may be required to include drainage calculations in respect of run off discharge prepared by and certified by a suitably qualified person.	Yes – Drainage calculations have been provided in the MUSIC and DRAINS modelling and SQZ file as part of the Water Cycle Management Plan (Appendix H).
(11) Easements shall be created over drainage systems, including piped stormwater lines and open drainage channels. Widths of required easements will depend upon the circumstances.	Noted
(12) Drainage reserves may be required to be dedicated (at no cost to Council) over natural and artificial watercourses.	Noted
9.2.6 Road Design and Construction	Noted – See below.
(1) Where subdivision involves the construction of new roads, the road network to be established shall be designed in such a manner so that each lot can be developed and accessed in a practical and feasible manner.	N/A – The proposed subdivision does not include the construction of any new public roads. Internal roads are proposed within the MHE as discussed below.
(2) The developer shall be responsible for connecting new to existing road construction.	Noted – Connection to the proposed MHE will be facilitated via Chapmans Road.
(3) The configuration and design of roads shall be in accordance with Council's Design Specifications.	N/A – Road design within the MHE has been designed in compliance with the <i>Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021</i> . Connection to the public network will be undertaken in accordance with Council's Design Specifications and as detailed within the Concept Civil Engineering Plan (see Appendix G).

(4) Where a subdivision adjoins an existing road, the road infrastructure may be required to be upgraded. This may include the construction of kerb and guttering, pavement widening and sealing, ancillary drainage and footpaths.	Yes – The proposal includes upgrades (road widening, kerb and guttering, and extension of pedestrian footpath) to the southern side of Chapmans Road along the development frontage (see Appendix G).
(5) Council, except for Community Title subdivision, will require the dedication of all roads and pathways constructed to public road standards. The dedication of roads within Community Titles subdivisions will be considered on a case-by-case basis.	N/A – No public roads are proposed and the development is not for community title. Internal roads within the MHE are private not public roads.
(6) Street name signs shall be erected at the junction of all roads in the subdivision. Proposed street names shall be submitted for approval by Council's Engineering Services Division. Signage shall conform to and be located according to Councils standard drawings.	Noted.
11 WATER SENSITIVE DESIGN	
Objectives/Requirements	Complies?
11.2 Where do Water Sensitive Design Controls Apply?	Noted – The proposed subdivision and MHE have been designed in accordance with the Water Quality and Stormwater Management for the Western precinct of Chapmans Road (see Section 16.5 Below). Details of Water Sensitive Design are provided in Appendix H .
14 WASTE MANEGEMENT	
14.1 Demolition	
Objectives/Requirements	Complies?
(1) A completed Site Waste Minimisation and Management Plan (SWMMP) shall be prepared and lodged with the development application for demolition. As a minimum it shall include: (a) Adaptive reuse opportunities for buildings/structures. (b) All waste likely to result from the demolition and opportunities for reuse of materials. (c) Facilitate reuse/recycling by using the process of 'deconstruction' where various materials are carefully dismantled and sorted. (d) Reuse or recycle salvaged materials onsite where possible. (e) An area shall be allocated on site for the storage of materials for use, recycling and disposal (giving consideration to slope, drainage, location of waterways, stormwater outlets, vegetation and access and handling requirements).	Yes – A Site Waste Minimisation and Management Plan using MidCoast Council's form is provided in Appendix V .

(f) <i>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.</i> (g) <i>Measures shall be implemented on site to prevent damage by the elements, odour and health risks and windborne litter.</i> (h) <i>A Declaration of Waste Confirmation shall be provided to Council at the completion of the works.</i>	
14.2 Development	
Objectives/Requirements	Complies?
14.2.2 All Other Development	Noted – See below.
(1) <i>A completed Site Waste Minimisation and Management Plan shall be prepared and submitted with the development application. The plan should address the following matters as relevant:</i> (a) <i>Indicative Bin Sizes</i> (b) <i>Waste/Recycling Storage Rooms</i> (c) <i>Garbage Truck Dimensions</i> (d) <i>Garbage Chutes</i>	Yes – The Site Waste Minimisation and Management Plan addresses all relevant matters. See Appendix V for further information.
(2) <i>Architectural plans submitted with the development application must show:</i> (a) <i>The location of individual waste/recycling storage areas (such as for townhouses and villas) or a communal waste/recycling storage room(s) able to accommodate Councils waste, recycling and gardens waste bins.</i> (b) <i>The location of any garbage chute(s) and interim storage facilities for recyclable materials that promotes and ease of recycling for each unit and on each floor.</i> (c) <i>The location of any service rooms (for accessing a garbage chute) on each floor of the building.</i> (d) <i>The location of any waste compaction equipment.</i> (e) <i>An identified collection point for the collection and emptying of Councils waste, recycling and garden waste bins.</i> (f) <i>The path of travel for moving bins from the storage area to the identified collection point (if collection is to occur away from the storage area).</i> (g) <i>The onsite path of travel for collection vehicles (if collection is to occur onsite) taking into account accessibility, width, height and grade.</i>	Yes – Architectural plans for the proposed community facility includes details of a service area to include a bin/plant area, see Appendix E. Each dwelling within the MHE will have appropriate bins for each site; and will be collected by a private contractor.

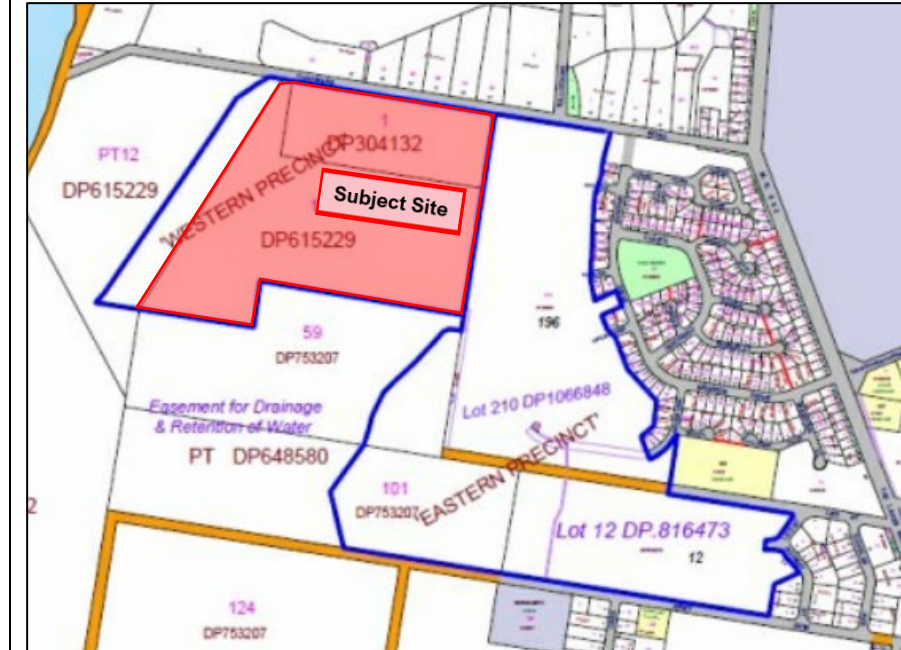
(3) Systems should be designed to maximise source separation and recovery of recyclables for each unit and on each floor.	Yes – It is expected that each future manufactured home will have access to separate general waste and recycling bins.
(4) Waste management systems should be designed and operated to prevent the potential risk, injury or illness associated with the collection, storage and disposal of wastes.	Yes – Design and operation of the MHE will ensure waste management will prevent risk, injury or illness. The Sorrento Operations Manual provides details of the ongoing waste management arrangements for the MHE. See Appendix X .
(5) A Declaration of Waste Confirmation shall be provided to Council at the completion of the works.	Noted

16 SITE SPECIFIC DEVELOPMENT CONTROLS

16.5 Chapmans Road, Tuncurry

Objectives/Requirements	Complies?
-------------------------	-----------

The site is located within the “western precinct” under the maps accommodating the plan. The location of the site is shown in red below.



16.5.1 Objectives - To guide subdivision of the land so that it is undertaken in an ecologically sustainable manner taking into account the impacts of climate change. - To ensure quality of life for current and future generations whilst preserving the quality of the natural environment of nearby land through conservation of biological diversity and ecological integrity. - To inform the preparation and assessment of any development application on a site greater than 1000m².	Yes – The objectives of the Chapmans Road site specific DCP have been taken into account during the preparation of the subject DA. This is expanded below and further detailed within the SEE and accompanying reports.
16.5.2 Vision The main land use envisaged for the remaining lots is low density residential development. This is consistent with the residential character of adjoining precincts. It is unlikely that this area will be self-sustaining, but will form an extension to the existing North Tuncurry residential area. Any development on that land should recognise the environmental and visual qualities of the surrounding landscape and take into account the impacts of climate change.	Yes – The proposed MHE is compatible with the desired low-density residential development for the area which is consistent with the character of adjoining precincts. A Visual Impact Assessment has been prepared, see Appendix T, and a landscaping plan provides appropriate planting, see Appendix F, which considers the visual qualities of residents and surrounding neighbours and incorporates good design to maintain amenity and character of the area.
16.5.3 Subdivision Western Precinct (1) Any filling or levelling is required to meet Council's design specifications and AS2870 (residential slabs and footings). Levels shall be adjusted to ensure that stormwater from roads can be directed into bio-retention and detention ponds. Filling shall be planned to minimise damage or disturbance to existing vegetation to be retained. (2) Proposed residential allotments shall be generally in accordance with the 'Proposed Lot Layout' plan. (3) Infrastructure including water and sewer are to be provided to adequately service the Western Precinct sites.	Yes – The proposed orientation and layout of the MHE is generally in accordance with the 'Proposed Lot Layout Plan'. Filling and levelling on the site are expected to be in accordance with the relevant Australian Standards, and the site will be adequately serviced. See Concept Engineering Plans in Appendix G.
16.5.6 Bushfire Management (1) All development must comply with the Planning for Bushfire Protection Guidelines (as amended). (2) Where bushfire construction is required for future buildings in accordance with AS3959 a Section 88B Instrument shall be created restricting any dwelling erected on the land to the respective level of construction. (3) All bushfire protection measures shall be located on residential or industrial zoned land.	Yes – The development has been designed in accordance with the NSW RFS guideline titled Planning for Bushfire Protection 2019. See Appendix S for the Bushfire Assessment Report.

<i>Western Precinct: Water Quality and Stormwater Management Objectives</i> • ensure stormwater treatment measures within the "Western Precinct" substantially achieve the Great Lakes Water Quality Improvement Plan (2009) target of 'no net increase' in average annual pollutant loads relative to existing land use (water quality objective); • ensure an average of 5 days of surface runoff per year or less is achieved within the "Western Precinct" for the (flow objective); • responsibility for the provision and maintenance of stormwater management measures is shared fairly between landowners/occupiers, developers and Council; and • treatment measures implemented are consistent with the Chapman's Road, Tuncurry – Stormwater Management Strategy (as adopted 27/4/10).	Yes – A Wate Cycle Management Plan has been prepared which addresses the applicable controls of the DCP. For further detail see Appendix H.
<i>Western Precinct: Road Network and Access</i> (1) The internal road network shall connect to Chapmans Road to enable primary vehicular access to and egress from the residential development area relating to the lots identified above. In addition, the internal road network shall be designed to provide clear patterns of movement, maximise connectivity and promote efficient flow paths for vehicles, pedestrians and cyclists. (2) The road network shall include a perimeter road where it adjoins the land zoned for environmental protection. (3) The road network shall adopt an efficient layout to assist in drainage and ensure a maximum number of north facing blocks. (4) Where applicable variable road widths and threshold treatments will be incorporated in the subdivision design to limit traffic speed. (5) Details of road design and construction standard are to be submitted for approval as part of the construction certificate application process. (6) The siting and style of street lighting along the perimeter that adjoins the undeveloped land shall be determined in accordance with AS 1158.	Yes – The development is proposed to have primary vehicular access to Chapmans Road, with a secondary emergency access further to the east (also adjoining Chapmans Road). The internal road network is a grid layout with perimeter vehicular access sympathetic of the adjoining C2 zoned land. Variable traffic speeds within the estate will be compliant with those set for MHE's within the <i>Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021</i>. Street lighting will be appropriately installed.
<i>16.5.7 Protection of Aquifer</i> (1) Stormwater modelling for all future development must demonstrate adequate protection of the underlying aquifer by complying with Stormwater Management Performance Criteria set out in the Water Sensitive Design Section relating to Large Scale Development.	Yes – The proposed stormwater management for the site will be constructed and operated generally in accordance with the Water Sensitive Urban Design (WSUD) requirements of MidCoast Council, and best management practices. For full details see the Wate Cycle Management Plan in Appendix H.

16.5.8 Open Space and Landscaping	Noted – See below.
<i>Open Space</i> (1) <i>Open space shall be provided at the rate of 2.83ha per 1000 people (28.3m² per person) or by the provision of a monetary contribution.</i> (2) <i>Land to be set aside for open space is set out in the Lot Plan (Eastern Precinct only).</i> (3) <i>Land set aside for passive open space should incorporate and retain/ protect important habitat features, where practical.</i>	Yes – As per the DCP controls no part of the subject site is to be set aside for public open space. Developer contributions may be levied for public open space.
<i>Landscaping</i> (1) <i>A landscape / street treeplanting concept plan is to be submitted with each subdivision application.</i> (2) <i>Landscaping shall incorporate the retention and protection of existing native trees and shrubs in streetscapes and open space where it is beneficial, safe to do so and proposed service infrastructure allow.</i> (3) <i>Introduced landscaping shall use predominantly local native flora, including species of value to native fauna (nectar plants, fruit-plants, shelter) and fire retardant plants.</i>	Yes – A Landscape Plan has been prepared for the proposed development (see Appendix F). Landscaping incorporates predominately local native flora, fire retardant plants, and other site appropriate species.
17 MANUFACTURED HOME ESTATES AND CARAVAN PARKS	
17.1 Objectives	
Objectives/Requirements	Complies?
<i>Encourage high quality developments which feature a high standard of urban design and provide a high level of amenity for residents;</i>	Yes – The DA plans and indicative dwelling information provided with the SEE show how the proposed MHE development provides quality design and urban design outcomes. The development provides high quality communal facilities such as the central Clubhouse Precinct with gymnasium, games and entertainment, kitchen, library etc. The entrance to the estate and roads reserves, provide landscaped verges. The dwellings are to be sited on larger allotments and include various design choices with contemporary finishes supported by high-quality products.

<i>Ensure sufficient site area is provided to accommodate communal and private open space areas, including areas for deep soil planting and natural site drainage;</i>	Yes – The Clubhouse Precinct provides high quality, diverse communal activities for the residents. Each dwelling site will have areas for private open space and landscaping. Deep soil planting of vegetation and landscaping is provided throughout the site. Natural and engineered site drainage and stormwater management is integrated into the MHE development.
<i>Ensure the development layout and design, streetscape treatment and built form demonstrate visual compatibility and cohesion with the surrounding neighbourhood; and</i>	Yes – The development has considered the surrounding built and natural landscape and is located within zoned residential land. The proposed MHE is compatible with the surrounding residential uses, which are a mix of residential allotments, large lot residential and recreational uses. This area of Tuncurry is undergoing expansion and transformation and the proposed MHE is providing additional housing choice in a form that is compatible in the locality.
<i>Ensure that adequate infrastructure and community/support services are available to meet the needs of residents</i>	Yes – The MHE will be connected to appropriate utility services including water supply, sewer and stormwater drainage systems, electricity, and telecommunications. Appropriate arrangements will be made for removal of garbage, and placement of fire hydrants. The Clubhouse provides consultation rooms for providers to attend the site and administer community services assisting to meet the needs of the residents.
17.2 Development Controls	
Objectives/Requirements	Complies?
17.2.1 Setbacks and Separation a) <i>Site layouts for manufactured homes shall be designed to provide for articulation and diversity along street frontages.</i> b) <i>Buildings and manufactured homes are to be grouped/clustered to provide a high level of pedestrian permeability. Each group is to be separated by an access road or a pedestrian path, with communal landscaped areas.</i> c) <i>The setbacks provided between buildings and manufactured homes, are to be designed to ensure acoustic and visual privacy to residents.</i> d) <i>The property boundary setbacks to buildings and manufactured homes are to be maximised, to provide visual separation from the street and adjoining properties.</i> e) <i>Setbacks shall be sufficient to avoid any land use conflicts with adjoining zones and uses.</i>	Yes – The proposed MHE site layout has connected pathways and curved roadways providing articulation in layout design. The layout provides a high level of pedestrian permeability. Setbacks between the community building and dwelling sites ensures acoustic and visual privacy to residents. Bushfire Asset Protection Zones (APZ) and perimeter roads ensure land use conflict is minimised. The site also has tracts of vegetated land providing appropriate separation between neighbouring uses.

17.2.2 Landscaping a) <i>Setbacks to manufactured homes are to be screened, fenced and landscaped to ensure an attractive streetscape, to both internal and public roads. Setbacks to public roads are not to be used for administrative buildings, community buildings/amenities, camping sites or parking facilities.</i> b) <i>Deep soil planting and semi-mature street trees are to be provided in the property boundary setbacks and between groups/clusters of manufactured homes, to provide visual buffers and shaded areas in communal open spaces.</i>	Yes – External and internal streetscapes incorporate landscaping, screening and fencing where appropriate. The proposed landscaping of road reserves and communal open space area provides shaded areas, visual buffers and enhances communal open space for residents. See Landscape Plans in Appendix F.
17.2.3 Building Design of Manufactured Homes a) <i>Building articulation and habitable rooms in dwellings must enable passive surveillance of access roads.</i> b) <i>Building materials and colour schemes must be selected to demonstrate compatibility with surrounding residential development.</i> c) <i>Building designs on corner lots should avoid blank walls and include design features that provide visual interest to, and passive surveillance of, access roads.</i>	Yes – Refer to indicative dwelling details (see Appendix E1) which identify that passive surveillance from dwellings through front habitable room windows onto access roads is achieved. The proposed dwelling options and Clubhouse incorporate contemporary designs and finishes suitable for a residentially zoned development compatible with other surrounding residential developments. All frontages of dwelling sites are designed to provide visual interest to, and passive surveillance of, access roads.
17.2.4 Visitor Parking a) <i>Visitor parking is required to be accessible at all times by residents and visitors to the development.</i> b) <i>Where the number of dwellings and/or sites is 100 or fewer, a centralised visitor car parking facility is to be provided.</i> c) <i>Where the number of manufactured homes and/or sites is more than 100, visitor parking is to be spread throughout the development site. A minimum of 4 spaces and maximum of 10 spaces per parking facility are to be provided in any location.</i>	Yes – A total of 48 visitor parking spaces including four disabled spaces are spread throughout the proposed MHE. More than four and less than 10 spaces are provided per parking area.
17.2.5 Caravan and Boat Storage a) <i>Where a separate parking facility is to be provided for caravan and boat storage, the facility is to incorporate a wash down facility.</i> b) <i>The siting, design and security of this facility is to have regard to the need to minimise the opportunity for crime</i>	Yes – A proposed RV/Caravan parking area is to be provided for residents and a wash bay (see Appendix E) has been provided. Siting, security and design measures have been considered in the Crime Prevention Through Environmental Design (CPTED) report, see Appendix W.

17.2.6 Services and Infrastructure a) <i>The entrance of a development with more than 25% long-term/permanent occupancy sites, is to be within 400m of a bus stop serviced with daily bus services or provided with a private daily bus service for residents.</i> b) <i>Any onsite administration, retail, community facilities and amenity buildings are to be accessible to all residents.</i> c) <i>Garbage facilities on the site are to be designed to be accessible to all residents and provided with screening from manufactured homes and long-term/permanent occupancy sites, adjoining properties and public areas.</i>	Yes – As the entrance of the MHE is approximately 440m from a public bus stop, a private community bus service will be made available for residents. The bus drop-off and parking area is located within the community facility precinct. All other onsite facilities are generally located within the Community Facilities Precinct and are accessible to all residents. Detail of waste storage and collection facilities to service the development are provided within the Architectural Plans (Appendix E) and the Site Waste Minimisation and Management Plan (Appendix V).
17.3 Additional Lodgement Requirements	
Objectives/Requirements	Complies?
17.3.1 A Visual Impact Assessment which addresses: a) <i>The landscape and visual context of the locality;</i> b) <i>The potential impact of the development, in particular, when viewed from surrounding residential development, public spaces and/or facilities; and</i> c) <i>Any relevant ‘local character’ statements for the town, village or locality.</i> <i>The Visual Impact Assessment is to include illustrations, photomontages and/or artists’ impressions.</i>	Yes – A Visual Impact assessment has been provided in Appendix T. This assessment addresses the relevant context and visual impacts of the proposed development. Further detail is provided in Section 5.1.1.1 of the SEE.
17.3.2 An Access Audit that provides details on the following: a) <i>Gradients, widths and lengths of pedestrian pathways; and</i> b) <i>Access to and within administrative and communal buildings and structures</i>	Yes – An Access Report has been prepared for the proposed MHE and includes all relevant details for disability access and compliance. See Appendix Z for further information.
17.3.3 A Social Impact Assessment which considers: a) <i>An assessment of how the development location and design addresses the requirements of residents; and</i> b) <i>Connectivity between the development site, surrounding neighbourhood and community.</i>	Yes – A Social Impact Assessment is provided in Appendix U. This assessment considers both requirements of residents and connectivity of the development site in context of the surrounding neighbourhood and Tuncurry locality.
17.3.4 A Traffic assessment which considers: a) <i>The impact of traffic generated by the development upon the existing road network.</i> <i>Note: dependent upon the scale of the development relative to its location, a full Traffic Impact Assessment may be required.</i>	Yes – A Traffic and Parking Assessment that considers the impact of traffic generated by the development and any potential impact on the surrounding network has been provided in Appendix P.
17.3.5 A water and sewer servicing plan detailing: a) <i>The capacity of the reticulated water and sewerage systems in the locality; and</i>	Yes – Water and sewer connections can be adequately provided within the development, and connection and extension of services will be required and negotiated with Council. See Preliminary Engineering Plans in Appendix G.

b) Details of any additional infrastructure (on and off-site) required to connect to existing systems and/or provide sufficient capacity to cater for the increase in demand.	
17.3.6 To enable a visual impact assessment for the development of the manufactured home estate provide: a) A minimum of five manufactured home designs, including at least one design appropriate for corner blocks (where relevant); and b) Information on the design and location of any centralised mail facility for residents.	Yes – Indicative manufactured home designs have been provided by Allam, see Appendix E1. Information on the management and operations of the MHE is addressed in Appendix X and meets statutory policy requirements.
17.3.7. To enable a visual impact assessment for the development of the caravan park, where proposing manufactured homes in the park: a) Identify sites where manufactured homes are proposed; and b) Provide a minimum of five manufactured home designs, including at least one design appropriate for corner blocks (where relevant).	N/A – The proposal is for a MHE, not a caravan park. The site plan provides a layout of the dwelling sites within the MHE footprint.
17.3.8. Any caravan park established on land in a rural or environmental zone may not accommodate more than 25% of sites for use as long term sites.	N/A – A caravan park is not proposed under this DA, and no part of the MHE footprint is within rural or environmentally zoned land.
17.3.9. Caravan parks and manufactured home estates require a community plan to be lodged that identifies the location and nature of occupancy, of all resident and visitor sites.	Noted – A community plan will be provided with the Section 68 Approval to Operate. A masterplan has been provided as part of the DA submission, see Appendix C1.
17.3.10. Caravan parks and manufactured home estates may also be required (depending on scale and location) to provide an Economic Impact Assessment which considers: a) The potential impact on local businesses, services and facilities within the town, village and/or locality; and b) The potential impact on local businesses, services and facilities within the Mid Coast region.	Noted – An economic impact and assessment have been provided within Section 5.1.13 of the SEE.
17.3.11. All applications for caravan parks and manufactured home estates are required to demonstrate how they meet the Crime Prevention Through Environmental Design (CPTED) principles.	Yes – A Crime Prevention Through Environmental Design (CPTED) assessment has been undertaken and the principles incorporated within the layout and design of the MHE. For the full report see Appendix W.