

CONCEPT APPROVAL – PART C: MODIFICATIONS TO THE CONCEPT - GWANDALAN			
PROVISION	CONDITION		COMPLIANCE / RESPONSE
Commercial / retail development	1.6	The Concept Plan is to be modified to remove the proposed retail/commercial component. Any proposed commercial/retail development within the development area is to be subject to a planning proposal by Council.	The retail/commercial component has been removed. Confirmed in advice from the Department of Planning dated 29 April 2013.
Urban Design & Built Form	1.7	The indicative lot layout is not approved.	Noted & confirmed by the Department of Planning 29 April in advice of 2013.
	1.8	The vegetation buffer along Kanangra Drive is to be offered for dedication to Council. The relevant development application for subdivision must demonstrate that the future ownership and management arrangements for the landscaped buffer have been negotiated with Council. Should Council not accept the dedication of the landscape buffer, these areas should be incorporated into the neighboring residential lots.	Noted & confirmed by the Department of Planning 29 April in advice of 2013.

	1.9	<p>Prior to the first development application for subdivision, the Proponent shall revise the Urban Design Guidelines to address the following additional issues:</p> <ul style="list-style-type: none"> • consistency with Wyong Local Environmental Plan 1991; • remove reference to the local centre retail; • details on how cut and fill is to be minimised and requirements for retaining structures including maximum heights and design approach, acceptable materials, and associated landscaping; • private open space and landscaping requirements, including specific requirements for deep soil zones and a detailed plant species selection list; • details regarding the timing of each stage and its relationship with the construction of supporting infrastructure, services and landscaping; • requirements for retention of vegetation within individual lots, having regard for any requirements of Planning for Bushfire Protection 2006; • site fencing requirements; • set backs for secondary frontages on corner lots to be consistent with or greater than the requirement of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, • controls to ensure that garages are located behind the front building line, and to restrict garage widths to be consistent with those allowed under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, • site cover controls to be equal to or less than the controls outlined in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008;and demonstrate how necessary storm water infrastructure can be accommodated on individual lots, in particular small lots. 	<p>The Urban Design Guidelines have been revised and approved by the Department of Planning in advice dated 29 April 2013.</p>
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