**Attachment 3 - DCP 2013: Part 4 – Subdivision**

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| Requirement | Proposed | Compliance |
| **2.0 Application Requirements** |
| General Requirements (cl 2.1) | Provided | Yes |
| Site Analysis (cl 2.2) | Provided | Yes |
| Service Plan (cl. 2.4) | Provided | Yes |
| Street Plan (cl. 2.5) | Provided | Yes |
| Lot Layout plan (cl. 2.6) | Provided | Yes |
| **2.7 Other Requirements** |
| Developer Contributions (cl. 2.7.1) | Applicable contributions will be applied | Yes |
| **3.0 General Design Principles** |
| **3.1 Stormwater Management and Flooding** |
| The proposal satisfies stormwater management. Council’s engineer supports the proposal subject to conditions of consent |  |  |
| **3.1.2 Erosion and Sediment Control** |
| Erosion and sediment controls are provided |  |  |
| **3.1.3 Flooding** |
| Subdivision of land on floodplain not encouraged. Development must comply with DCP 3.3 Floodplain Management. |  | Yes |
| **3.2 Services** |
| In established areas, new services shall have regard to the existing mode of installation (cl. 3.2.c) |  | Yes |
| All services shall be provided underground (cl. 3.2.d) | Provided | Yes |
| The location of utility services not to affect significant vegetation or waterways (cl. 3.2.f) | Provided | Yes |
| Functional energy efficient and appropriately located lighting is required in streets and public places (cl. 3.2.g) | To be conditioned as part of the consent | Yes |
| **3.3 Cut, Fill and Earthworks** |
|  | Re-grading works are proposed for the subdivision.The proposed retaining walls to be constructed are associated with the construction of the dwellings which are concurrently occurring with the subdivision therefore are considered under the controls of Chapter 2.1 and 2.3 of the DCP. | Yes |
| **3.4 Street Layout and Design** |
| A road hierarchy is to be established which distinguishes between access lanes/places, access streets, local streets, collector streets and distributor roads (cl. 3.4.a)  | Provided | Yes |
| The street network shall respond to the areas topography and natural features (cl. 3.4.g) | Provided | Yes |
| Streets shall be designed in accordance with the table in Appendix B (cl. 3.4.h) | Provided | Yes |
| The street network must interconnect between neighbourhood elements, transport modes and integrate with adjoining development (cl. 3.4.i) | Provided | Yes |
| Streets are to be designed to enable each lot to access street frontage (cl. 3.4.j) | Provided | Yes |
| The street design should consider adequate sight distance in regard for lot access (cl. 3.4.n) | Provided | Yes |
| Residential street blocks shall be no more than 80m deep and 160m long (cl. 3.4.o) | Provided | Yes |
| Where the land abuts open space or bushland, an urban interface area is required (UIA) as outlined in s.3.9 (cl. 3.4.q) |  | N/A |
| Appropriate intersection controls are to be provided (cl. 3.4.r) | To be applied as part of the consent | Yes |
| **3.5 Footpaths and Cycleways** |
| Footpaths are to be provided on one side of the street for access places/lanes, access streets and local roads (cl. 3.5.a) | Footpaths provided | Yes |
| Subdivisions are to provide pedestrian links between street networks.Cul de sacs where possible are to be designed in accordance with CPTED principles (cl. 3.5.b) | Footpaths provided to provide pedestrian links. No cul-de-sacs proposed | Yes |
| Shared pedestrian/cycleways are to be provided in all new residential estates as identified in the Transport Report (cl. 3.5.d) | Provided | Yes |
| **3.6 Street Trees and Landscaping** |
| Subdivisions are to incorporate street trees at a minimum rate of 1 semi-advanced tree per 15m frontage (cl.3.6.a) | Provided | Yes |
| A street tree planting plan is to be included as part of the Landscape Assessment and Design Report (cl.3.6.b) | Provided | Yes |
| **3.8 Heritage** |
| Provide details of any identified heritage item or aboriginal site and proposed treatment (cl. 3.8.a) |  | N/A |
| **3.9 Vegetation Management, Threatened Species and Urban Interface** |
| To clear land an ecological assessment and management plan is likely to be required which includes Threatened Species Assessment (cl.3.9.1.c) | Fauna and flora report provided. Council’s ecologist raised no concerns to the removal of the vegetation  | Yes |
| Subdivision should be designed appropriately to so as not to effect any threatened species of ecological communities on site or adjoining land (cl. 3.9.2.b) | See above | Yes |
| An urban interface required on land that contains or adjoins significant vegetation (cl. 3.9.3.a)  | See above | Yes |
| **3.10 Community Safety and Security** |
| Street design is to limit vehicular speed (cl.3.10.a) | To be conditioned as part of the consent | Yes |
| Lot design must enable appropriate surveillance while protecting privacy of residents (cl.3.10.b) | Provided | Yes |
| Sight lines are to be preserved at all intersections (cl.3.10.d) | Provided | Yes |
| Lighting shall be provided to satisfy the relevant Australian Standard (cl.3.10.e) | To be conditioned as part of the consent | Yes |
| **4.0 Residential Subdivision** |
| **4.1.2 Corner Lots** |
| Corner lots to have a minimum of 700m2 (cl.4.1.2.a) | Minimum 360m² | No – See non-compliance discussion in the report |
| 5m x 5m corner boundary splay to improve sight distance (cl.4.1.2.c) | Provided | Yes |
| Driveways to be setback a minimum 6m from the tangent point on the kerb return (cl.4.1.2.d) | Provided  | Yes |
| Driveways for lots adjacent to roundabouts or channelled intersections are to be clear of islands and pavement marking. Alternate access or right of carriageway from another street may be required (cl.4.1.2.f) |  | Yes |
| **4.1.4 Battle axe lots** |  |  |
| Access to these lots is via a battle axe access handle from the street or a right of carriageway over an adjoining property which has a street frontage | Provided | Yes |
| Battle axe lots – Min. 750m² excluding access handle | Lot 30 – 1192.8m²Lot 31 – 841.7m²Lot 35 - 822.1m² | YesYesYes |
| The minimum access handle width varies depending on the number of lots that are proposed to be serviced:* 1 & 2 lots = **4m**
* 3 & 4 lots = **6m**
 | 7.5m | Yes |
| The maximum number of allotments or dwellings to share an access handle is **4 lots** | 4 lots proposed under stage 2 of the development | Yes |
| Maximum longitudinal grade for an access handle is 20% | Less than 20% | Yes |
| Passing bays may be required where an access handle contains a bend |  | N/A – access handle does not contain a bend |
| Services are to be provided within the access handle | Provided within the access handle | Yes |
| Where the access handle services more than one lot or passes through another lot, the handle shall be supported by a right of access easement (Right of Carriageway) | Provided | Yes – supported by development engineer |
| Where the handle is to a collector road or where it serves 3 or 4 lots, pavement and access handle widening will be required to provide vehicle swept paths for the queuing and the simultaneous entry of vehicles | Provided | Yes – supported by development engineer |
| Where the handle serves 3 or more dwellings or is greater than 50m in length, vehicles must be able to enter and exit the access handle in a forward direction. Turning heads must be provided at the end of the handle. The head must be supported by a right of carriageway | Provided | Yes – supported by development engineer |
| The egress point must provide adequate sight distance in accordance with the relevant standard for vehicles and pedestrians on the frontage road | Provided | Yes – supported by development engineer |
| Blind bends are not permitted for new subdivisions. Consideration may be given to these for infill development provided a suitable traffic control treatment is provided.  | Provided | Yes – supported by development engineer |
| **4.1.4.1 Access location restrictions affecting lot layout and design** |
| Right of carriageway or access to battle-axe handles are not permitted to be located within the restricted areas to intersections as defined in AS/NZS 2890, Parts 1 and 2. | Provided | Yes – supported by development engineer |
| Access driveways shall not be located over or in the vicinity of pedestrian or school crossings or other traffic management facilities  | Provided | Yes |
| The street design and lot layout is to consider the likely location of lot accesses, with regards to the provision of adequate sight distances in accordance with AS/NZS 2890 and the Australian Guidelines Part 5. | Provided | Yes |
| **4.1.5 Small Lot Housing Development** |
| **4.1.5.1 Small Lot Housing in the R2 Low Density Residential Zone** |
| Applications for Small Lot Housing must address the requirements of Clause 4.1B of WLEP 2013 (cl.4.1.5.1.a) | Provided | Yes |
| Building Design:1. small lot housing development proposals shall include the submission of individual dwelling designs for each lot.
2. Designs to have regard for Chapter 2.1 Housing and Ancillary Structures.
3. Dwelling designs shall provide for variation and architectural interest. (cl.4.1.5.1.b)
 | ProvidedProvidedProvided | YesYesYes |
| Lot Size and Design:1. Small lot housing development is to be confined to areas where the natural slope of the land is no greater than 15%;
2. Lot size is within the range of 200m2 to 450m2. Lot sizes only considered when lodged as part of a small lot housing development.
3. Lots to have a minimum lot area of 200m2 and a minimum width of 7.5m at the building line.
4. Lots are generally rectangular in shape. (cl.4.1.5.1.c)
 | ProvidedProvided (251.4m²-430.7m²)Provided – Lots greater than 200m² and provide a greater width than 7.5m at the building line.Proposed lots are generally rectangular | YesYesYesYes |
| Setbacks:1. A zero side or rear boundary setback will not be permitted where the land adjoins a conventional housing lot.
2. Where a zero side boundary is proposed no windows or openings will be permitted. A 1.0m wide easement for maintenance is to be created on the adjoining property. No gutter, downpipe, eave etc shall project onto the adjoining lot (cl.4.1.5.1.d)
 | Provided  | Yes |
| Summary of application requirements:1. all applications for ‘small lot housing development’ as defined in this Part, shall include complete details of the proposal which identify:
* site analysis;
* proposed lot boundaries and dimensions;
* proposed house designs;
* side and front setbacks;
* driveway and car parking locations;
* relationship of private open space to neighbouring properties;
* the length of any external wall on a boundary and proposed easements for maintenance, etc.;
* details of any retaining walls (including height, location and extent of cut and/or fill, drainage details, etc.).
 | Provided | Yes |
| **4.2 Street Orientation and Lot Design for Solar Access** |
| Streets are to be aligned generally east-west and north-south where possible (cl.4.2.a) | Provided | Yes |
| Where streets are not orientated N-S and E-W, lots shall be angled to achieve better solar access and achieve maximum exposure to cooling breezes in summer (cl.4.2.c) | Provided | Yes |
| **4.3 Urban Design** |
| The subdivision shall demonstrate best practice design in terms of individual elements including lot orientation, streetscape and landscape design (cl.4.3.a) | Provided | Yes |
| In new areas, the design allows for a mix of housing opportunities within a locality (cl.4.3.e) | Provided | Yes |