**Attachment 2 - DCP 2013: Chapter 2.1 and Part 4 – subdivision compliance tables**

**Chapter 2.1 compliance table – Proposed Lots 1 to 11**

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| Requirement | Proposed | Compliance |
| **2.0 Scale** | | |
| **2.1 Building height** | | |
| In accordance with WLEP 2013, the height of a building is not to exceed the building height map. | N/A – The subject site does not have a building height control | N/A |
| The maximum building height of dwellings if not specifically mapped by LEP 2013 is 10m. | All proposed dwellings are less than 10m | Yes |
| Building height shall not generally exceed 2 storeys in height.  3 storey dwellings are acceptable on steep sloping sites | Lots 1 to 11 -single storey dwellings proposed | Yes |
| **2.2 Site coverage** | | |
| The site coverage of dwellings and all ancillary development shall not exceed:   * 60% on lots greater than or equal 250m² | Site coverage is not greater than 60% | Yes |
| **2.3 Floor space ratio** | | |
| In accordance with Clause 4.4(2) of WLEP 2013, the maximum floor space is not to exceed the FSR shown on the FSR map | N/A – The subject site is not shown on the FSR map to have a maximum FSR | N/A |
| **3.0 Setbacks** | | |
| **3.1 Setbacks – Residential Lots** | | |
| **Front boundary** (primary frontage) for dwellings and ancillary development  To a local roadway on lots with a site area greater than 300m² - 4.5m  To a classified road – 7.5m  To a local road on lots with a site area up to 300m² - 3m  The minimum required car parking space/length – 5.5m | 4.5m  N/A  4.5m  5.5m | Yes  N/A  Yes  Yes |
| **Rear boundary setbacks** for dwellings  To a private allotment:   * **0.9m** for any part of the building with a height up to 4.5m * **0.9m** plus on-quarter of the height of the building above 4.5m | Greater than 0.9m provided | Yes |
| **Side boundary setback**  For lots up to 12.5m wide at the building line:   * **0 (zero)** to one side only for a maximum length of 10m * **0.9m** for any part of the building with a height up to 4.5m | No zero setbacks proposed  0.9m | Yes  Yes |
| **Secondary boundary setback** (corner lots)  **2m** | 4.5m provided (Lot 11) | Yes |
| **s3.2.1 - Articulation zone**  **1.5m**  **25% of building permitted** | Provided | Yes |
| **s3.3.2 - Garage door articulation**  **6m** – if the lot width at the building line is 12m or less  **6m or 60%** - if the lot width at the building line is more than 12m. | Provided | Yes |
| **s4.1 - Open space areas**  Lots with a width less than 10m at the building line – **16m²**  Lots with a width greater than 10m at the building line – **24m²**  Minimum dimension of 3m | Greater than 24m² is provided for each lot | Yes |
| **s4.2 – Solar access**  50% of the required principal private open for dwellings and neighbouring dwellings – **3 hours** | 3 hours solar access is provided to 50% of the private open space of the proposed dwellings | Yes |
| **s5.0 – Car parking**   * 1 space for 3 bedroom or less dwelling * 2 spaces if dwelling has 4 or more bedrooms * An open hard stand car parking space must measure at least 2.6m wide and 5.4m long * Have driveway access to a public road * Car parking provision for a battle axe lot allows vehicles to exit the site is a forward direction | Lots 1 to 11 - 2 spaces per 4 bedroom dwelling | Yes – double garages provided for dwellings on Lots 1 to 11. |
| **S6.1 – Earthworks**   * Excavation must not exceed 1m in depth from existing ground level if less than 1m from the boundary, or 3m if located more than 1m from any boundary * Fill for the purpose of a dwelling must not exceed 1m above existing ground level. No retaining wall for fill is to be within 1m of a side or rear boundary unless within 1.5m of any external wall of a dwelling. | The proposed extent of cut and fill within the development is unaltered to what was previously proposed and presented to the RPP meeting held on 29 April 2020. | - |

**Part 4 – subdivision compliance table – Proposed Lots 1 to 11**

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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. | Lots 1 to 11 are not impacted by flooding | 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. | 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. | 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) | 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) | Lot 11 – 701.2m²  Lot 54 – 597.5m² | Yes  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 |
| **4.1.4.1 Access location restrictions affecting lot layout and design** | | |
| 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) | Provided  Provided  Provided | Yes  Yes  Yes |
| 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) | Provided  Provided (426.9m²-701.2m²)  Provided – Lots greater than 200m² and provide a greater width than 7.5m at the building line.  Proposed lots are generally rectangular | Yes  Yes  Yes  Yes |
| 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) | No zero setbacks proposed for Lots 1 to 11 | N/A |
| 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 |