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DCP Compliance Table

Chapter 3 – Urban Subdivision – Skennars Head Expansion Area

DCP Control	Proposal	Complies
5.7.2 Desired Future Character		
• Create a contemporary coastal residential village • Existing natural assets/biodiversity along the southern and western edges protected • Urban/rural interface and coastal reserve respected as valuable landscape features • Variety of lot sizes and forms • Priority for pedestrians, cyclists and public transport users • Residential lots orientated to the street and open space areas • Neighbourhood centre & public coastal parkland maintains panoramic views towards Sharpes Beach and functions as focal point.	The proposed subdivision will create a pedestrian friendly residential development which reflects its coastal location. This application relates to Stage 1 of the development and will not impact on the southern edges of the development as defined in the structure plan associated with the DCP. A buffer area will be maintained between the residential development and the wetlands on the western edge. The coastal buffer area on the eastern boundary will provide an appropriate interface to The Coast Road, and the coastal area beyond. This application will deliver 229 residential lots ranging in size from 451m2 to 789m2 which will provide for future dwellings. It also seeks to create eight (8) super lots which will be the subject of future DAs to deliver additional residential lots and a neighbourhood centre. The development incorporates pedestrian and cyclist infrastructure throughout, including: • Footpaths on both side of most carriageways • Traffic calming devices such as shared zones in the road network • Provision of a new roundabout controlled intersection with The Coast Road. • New underpass beneath the realigned Headlands Drive that connects to an existing pathway and to an existing underpass of The Coast Road The residential lots are orientated to the street and open space areas,	Y

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DCP Control	Proposal	Complies
	specifically lots orientate along the eastern front to the coastal buffer area (with laneway at the rear) and the local park. The neighbourhood centre will not form part of this application but will be the subject of a future DA. It will be integrated with the Neighbourhood Park which will be located in the coastal buffer area overlooking Sharpes beach, and which together will form a focal point for community and social interaction.	
5.7.3 Planning Objectives		
a. Provide for the integrated development of the Skennars Head locality	The proposal is considered adequate.	Y
b. Facilitate residential development, open space and neighourhood shopping facilities, and associated environmental works, public amenities and infrastructure	The application proposes 229 residential allotments, public reserves and super lots for the creation of a neighbourhood centre development. The development proposes the rehabilitation of EEC Freshwater Wetlands adjoining the SEPP 14 Wetlands to the western edge of the development. Stormwater dispersal measures maintaining pre and post development flows to (within 10%) wetlands. Remediation of the site is also proposed where contamination was identified.	Y
c. Provide for the subdivision of land in a manner which recognises, protects and enhances the environmental and cultural values of the site	The proposed subdivision seeks to recognise and protect the sensitive environmental elements to the western edge and beyond the boundaries of the site, while creating a pedestrian friendly residential development which reflects its coastal location.	Y
d. Deliver useable and well landscaped public open spaces to provide local recreation opportunities, facilitate	The proposed subdivision will deliver a local park of at least 2,000m2 within the centre of the	Y

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DCP Control	Proposal	Complies
sustainable urban drainage and complement residential amenity	development and a neighbourhood park of at least 4,000m2 within the coastal buffer. Several pocket parks and open green spaces are provided throughout the development. Stormwater dispersal measures maintaining pre and post development flows (within 10%) wetlands.	
e. Ensure that suitable buffers are provided between dwelling lots, environmentally significant land and agricultural land, for the protection of environmental values and management of hazards (including biodiversity, bushfire and mosquito management)	A buffer will be maintained between the residential lots and the SEPP 14 Wetland to the west of the site. The buffer will incorporate a 18m wide road reserve which will include structured planting along the edge of the drainage reserve and a freshwater Wetlands EEC, proposed to be replaced with Meleuca Forest.	Y
f. Provide a range of residential forms and encourage higher densities in proximity to the neighbourhood centre	The proposed subdivision will create 229 Torrens title lots ranging in size from 451m^2 to 789m^2 and eight superlots, one of which will accommodate the future neighbourhood centre. Clustering of these superlots around the local park, the neighbourhood park and location of the neighbourhood centre as identified in the Structure Plan, will allow for the consideration of higher density development at these locations in the future.	Y
g. Provide a subdivision layout that is responsive to site opportunities and constraints including energy efficiency, solar access, topography and prevailing winds	The proposed road/street alignments have maximised the proportion of north south orientated allotments to ensure adequate solar access to the future dwellings can be achieved. The proposed regrading will create a topography that is conducive to maintain scenic views, ensuring view sharing is maximised.	Y
h. Ensure that service infrastructure	The proposed sewer and water	Y

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DCP Control	Proposal	Complies
and open space are provided in an orderly and economically feasible manner, provide for connectivity with existing and planned infrastructure and meet the needs of the future residents of the site	infrastructure has been deemed satisfactory. The proposed delivery of two parks and embellishment works are deemed more than adequate.	
i. Provide a street hierarchy that integrates neighbourhood centre with the local transport network	The future neighbourhood centre is located between the proposed local park (within the residential subdivision) and neighbourhood park. A central ring road (road 2) straddles the future neighbourhood centre and is located at the corner of the central round about within the development. The local road networks run east to west and intersect with road 2, some of which provide a clear line of sight from the western fringe to the future neighbourhood centre Road 2 will allow a local bus to traverse the site, entering from The Coast Road.	Y
j. Provide for the clear visual separation of the Skennars Head and East Ballina localities through the provision of an inter-urban break	The visual break is located in Stage 2 of the Skennars Head Expansion Area. The proposed subdivision is within Stage 1 only, however some of the ancillary stormwater and sewerage works are within the northern most part of Stage 2. The WLC POM sought by Council's Environmental Scientist will capture some of the area nominated for the inter -urban break. See discussion in section 6.2.9 of the report.	Y
k. Facilitate the layout, design and embellishment of public land that is to be dedicated to Council in association with the development of the land in a manner that minimises the long term management and maintenance costs for the community.	The application includes a SEPP 14 Wetlands Rehabilitation and Management Plan and Landscape Management Plan. The applicant proposes to rehabilitate and maintain the SEPP 14 Wetlands, and construct and maintain the neighbourhood park, local park and pocket parks for a five year period. However, Council will increase the maintenance period to 10 years via	Y

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DCP Control	Proposal	Complies
	way of condition to enable adequate time for the rehabilitation works to become established and the impact of the development to be monitored for a reasonable period post occupation.	
5.7.4 Development Controls		
A. Element – Site Layout		
i. Subdivision DA to be accompanied by information demonstrating how proposed subdivision responds to: • the planning objectives under section 5.7.3, • the Structure Plan and • integration with utilities and infrastructure to service the development.	The proposed road/street configuration, allotment layout and location of parks, green spaces and interconnectedness is generally consistent with the structure plan provided in Appendix E of the DCP and the objectives under section 5.7.3 (as previously outlined). The applicant has demonstrated connections to existing sewer and water infrastructure can be achieved. Further, a report prepared by Knobel Consulting demonstrated that connections to gas, electricity and telecommunications including NBN are available to the development.	Y
ii. Residential lots not back directly onto environmental areas or their buffers, coastal parkland, the northern adjoining parkland within the existing Headlands Estate or adjacent rural and agricultural land, except as provided for under 5.7.4.A.ix.	Proposed collector and local streets are located along the western and northern spine, ensuring residential lots generally do not back directly onto environmental areas or their buffers. One super lot (future R3) within the north-eastern corner, backs onto the Headlands Drive. And, up to 12 lots back directly onto the proposed coastal reserve fronting The Coast Road. However, this arrangement is considered satisfactory.	Y
iii. A perimeter road is to be provided to separate residential development from the wetland at the western edge of the development.	A perimeter road is provided and extends from the north-western edge to the southern western edge, following the shape and location of the SEPP 14 Wetland.	Y
iv. Development is to be located above the Q100 flood line. In the case of stormwater management devices, stormwater detention areas are to achieve flood immunity for the Q100 event and	The site is generally not flood affected however there is some filling works proposed on the western edge of the development designed to smooth the edge of the developable land prior to the SEPP 14 area. The proposed fill will bring	Y

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DCP Control	Proposal	Complies
are to be designed so as to be free-draining.	the finished surface level above the 1 in 100 year flood event. Approximately 1500m3 of fill is proposed to bring the finished surface level above 2.3m AHD in accordance with Councils Flood Planning DCP. Bulk earthwork plans indicate finished surface levels of all lots exceed 4m AHD and therefore exceed minimum design floor level requirements.	
v. Residential lots having double frontage (street and lane) to provide for vehicular access via the laneway, with the frontage of residences to street.	Residential lots with a double frontage with laneways or roads can provide for vehicular access via the rear laneway.	Y
vi. The natural scenic values of the coastal parkland towards the southern end of the site, to be preserved in accordance with Structure Plan	The application relates to stage 1 of the development only (as per the structure plan in the DCP). Works towards the southern end of the site are located within Stage 2 and will be addressed upon the proposed redevelopment of stage 2.	Y
vii. The development is to provide for an integrated network of pedestrian/cycle paths with safe, convenient and direct access to and within the village area	Pedestrian and cycle paths have been shown providing access throughout the development and to the future neighbourhood centre and park.	Y
viii. The eastern interface of the development, associated with the coastal parkland, is to be provided generally consistent with Landscape Framework - Coastal Reserve incorporating: • 'Coastal Promenade' (shared pathway) on western edge of the coastal parkland • Lineal reserves to facilitate pedestrian permeability through the estate to the coastal parkland	The landscape masterplan is generally consistent with the DCP A shared pedestrian and cycleway. measuring 2.5m wide is proposed along the western edge of the development between the proposed western perimeter road the SEPP 14 Wetlands. Two lineal reserves are proposed linking the western perimeter road to the coastal parkland/neighbourhood park. The reserves are adjacent two super lots, proposed to be rezoned R3 medium density residential. The location of higher density development adjacent parkland will help to facilitate pedestrian	Y

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DCP Control	Proposal	Complies
• The incorporation of a covenant on all titles fronting the coastal reserve, and any associated open space, prohibiting the construction of high fences fronting the reserves.	permeability and casual surveillance of these green spaces. To be imposed as a condition of consent.	
ix. Southern interface to be generally consistent with Interface Treatment Plan - Appendix E.	Works to the southern interface are located within Stage 2 and will be addressed upon the proposed redevelopment of stage 2.	Y
B. Element – Infrastructure Provision		
i. Subdivision to be fully serviced with water, sewer, roads, drainage, underground electricity and communications in accordance with the Northern Rivers Local Government Development and Design Manual, or as otherwise approved by Council.	The applicant submitted various consultant reports demonstrating the development can be serviced with regards to water, sewer, electricity, drainage and communications in accordance with the Northern Rivers Local Government Development and Design Manual.	Y
ii. Applications for development to be accompanied by an infrastructure servicing plan consistent with the staging in Structure Plan.	A plan was provided and is detailed in the Sewer Servicing Assessment Report.	Y
iii. Each development stage is to be fully serviced and provided with connections that are sized for the ultimate yield of the area, and provide associated upstream/downstream/connecting easements where required for crossing intervening land or for stormwater conveyance, discharge, treatment or attenuation.	The applicant submitted various consultant reports demonstrating the proposed road layout, sewer and water supply network, electricity supply and stormwater management system has regard to the ultimate yield of the overall development of the Skennars Head Urban Release Area.	Y
Dual Reticulation Water Supply		
iv. A dual reticulation water supply for recycled water is to be provided throughout the development in accordance with Council's Recycled Water Scheme - located alongside internal water supply infrastructure alignment.	The drinking and recycled water supply strategy has been provided by Planit Engineering, titled Sewer & Water Servicing Assessment Report – Bulk and Internal Reticulation, dated October 2017.	Y
v. Developer to connect the Recycled Water mains in the development to the Drinking Water mains at one location to be agreed by Council so Council can, at a later date, remove the cross connection and supply houses with Recycled Water.	The sewer servicing strategy has been provided by Planit Engineering, titled Sewer & Water Servicing Assessment Report – Bulk and Internal Reticulation, dated October 2017.	Y
vi. Developer to incorporate on the certificate of title for all allotments, a	To be imposed as a condition of consent. Further, the applicant has	Y

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DCP Control	Proposal	Complies
'Restrictions as to user' (88E Positive Covenant) requiring dwellings and buildings with plumbing to make provision for recycled water and facilities.	agreed to a requirement for a covenant on all titles requiring dwellings and buildings with plumbing to make provision for recycled water and facilities.	
Streets and Access		
vii. The street network is to be designed to provide safe and convenient access for residents generally as shown on Structure Plan.	The design of the street network is considered safe and convenient for the future resident's and local community, and is generally consistent with the structure plan	Y
viii. Subdivision to have a clearly defined street hierarchy, with lower order streets/lanes are clearly distinguished from higher order streets.	A Traffic Impact Assessment Report, was prepared by the TPS Group, and clearly defines the street hierarchy with the primary roads being confined to the perimeter and centre of the development, while local streets and lanes are accessed from these higher order roads.	Y
ix. Application for the first stage of the development (or part thereof) is to be accompanied by a traffic assessment and plan to upgrade the Headlands Drive/The Coast Road intersection to meet the needs of the development and existing road users by way of an appropriately configured roundabout. The upgrade plan is to provide for the following: • Consolidated access to the expansion area and Sharpes Beach; • Deviation of Headlands Drive as part of the consolidated access; and • Closure of any redundant parts of Headland Drive.	The applicant conducted extensive community consultation and liaised with the RMS and Council officers, to eventually propose a roundabout controlled intersection that has the general support of the RMS, Council and the wider community.	Y
x. All open space areas and environmental areas and their buffers shall have frontage to an internal public road with on-street car parking provided in conjunction with street trees and landscaping.	Generally, complies with the exception of the stormwater swale/open space area to the west of the local park which will be fronted by dwellings The coastal buffer does not have a road frontage, however the proposed layout, whereby lots front directly onto the coastal buffer is in accordance with the DCP structure plan. The future subdivision of the superlots	Y

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DCP Control	Proposal	Complies
	fronting onto the coastal buffer area will provide opportunities to activate the interface with the buffer area, particularly with the Neighbourhood Park and the future Neighbourhood Centre. The centrally located local park fronted by roads on at least three sides. The public reserves identified for preserving views from the development to the Coast and to provide pedestrian links to the coastal promenade in the buffer area, will be fronted by a road on at least one side.	
xi. The street network design to incorporate designated bus routes and bus stop locations to service a walkability catchment of 400m. Bus stops are to be provided with "hail and ride" J poles and constructed bus shelters.	A Traffic Impact Assessment Report, was prepared by the TPS Group and demonstrated that this can be provided. A condition of consent can be imposed to ensure the infrastructure is provided.	Y
Pedestrian and Cycleway Network		
xii. A street and pedestrian/cycleway network to integrate with the existing Headlands residential area and cycleway networks, generally consistent with Structure Plan.	A shared pedestrian/cycleway network is proposed throughout the development. The network is proposed to connect to existing pathways outside the development and is generally consistent with the Structure Plan.	Y
xiii. Safe and accessible pedestrian access is to be provided: • Within the residential estate and to adjacent Skennars Head residential area; • Between the Skennars Head Expansion Area and Sharpes Beach, via a new pedestrian underpass and at the new intersection on The Coast Road (if the intersection design enables this without adversely compromising road function); • In the vicinity of the neighbourhood centre and adjoining open space and residential areas; and • Through the coastal parkland, at appropriate intervals, to facilitate pedestrian/cycleway access to	See previous comments above. The proposal does not include the provision of a pedestrian underpass of The Coast Road at the Headlands Drive intersection. The proposal does provide pedestrian refuges, in both directions on both sides of the roundabout, on The Coast Road. Additional pedestrian refuges are also proposed at the entrance to the Sharpes Beach car park.	N. However, considered acceptable as discussed in Section 6.2.9 of the report.

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DCP Control	Proposal	Complies
the coastal cycleway.		
C. Element – Open Space		
i. A conceptual landscaping plan (and where applicable, a land dedication plan) for all open space is to accompany any subdivision application - may be combined with the requirements of Element D.	A Landscape Masterplan has been provided for the proposed parks and local street network.	Y
ii. Landscape treatments are to: • Create and reinforce strong coastal landscape character; • Give preference to the use of local plants and materials; • Give preference to the use of durable recycled materials that will withstand the coastal conditions; • Address the exposed coastal conditions of the site and develop strategies for ensuring healthy and vigorous plant growth; • Include street trees or clusters of street trees suitable to the micro-climate and orientation of the street • Provide shade and wind protection within public open space areas; • Improve opportunities for wildlife habitat and movement; • Require minimal maintenance to preserve their particular landscape function; and • Be consistent with environmental, bushfire and mosquito management objectives.	The proposed embellishment to the Local Park is adequate, however the Neighbourhood Park is proposed to be embellished beyond what Council would normally provide to a local park in terms of landscape and facilities treatment but is consistent with the DCP, which requires a NP. Thus, the proposed parks are deemed adequate and consistent with the DCP.	Y
iii. Local parks, comprising a minimum usable park area of 2,000m2, are to service a walkability catchment of 400m and be provided generally consistent with Structure Plan.	The proposed Local Park is centrally located in Stage 1 and is in accordance with the structure plan. The park has useable area that exceeds 2000m2 (excluding drainage areas, paths, etc) and a total area (including the drainage area) of 7,848m2, exceeding the minimum area requirements.	Y
iv. Local parks to be embellished with shade trees, garden areas and seating in accordance with a design approved by Council.	The proposed landscape plans are deemed adequate. However, a condition of consent will be imposed to ensure the parks are embellished in accordance with the DCP.	Y

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DCP Control	Proposal	Complies
v. The coastal parkland to be embellished as a neighbourhood park by the developer. The coastal parkland is to contain the following facilities as a minimum: • At least 4000m2 of useable park area; • 3 picnic shelters with picnic table settings; • 2 electric barbeques under a covered shelter structure, including a water tap; • One drinking fountain and tap; • A children's playground with impact matting/softfall and multi-play equipment area equivalent to at least 100m2 in size; • At least 20 large canopy shade trees within and around the picnic areal and • Low maintenance landscaping applied to the balance of the coastal parkland.	The Neighbourhood Park is proposed to be embellished as per the DCP with at ;east 4,000sqm dedicated to Council, as detailed in the landscape plan.	Y
vi. Landscaping embellishment of the balance of the coastal parkland, including weed removal/management is to extend to the edge of the new public coastal shared pathway which is located to the east of the coastal parkland. Landscaping and embellishment to be provided to reflect the coastal character and scenic values and low maintenance.	See previous comments.	Y
vii. The rural farm fence along the eastern boundary of the expansion area is to be retained along the entire frontage except for a distance of 300m from the Headlands Drive property boundary where a landscaped edge may be provided.	Noted. To be addressed as a condition of consent.	Y
viii. Durable public art is to be provided within the coastal parkland and/or neighbourhood centre.	Noted. To be addressed as a condition of consent. Further, the applicant is agreeable to this requirement.	Y
ix. A non-urban inter-urban break to be established to provide clear separation of Skennars Head and East Ballina - to include provision of a landscaped visual buffer at the southern end of the coastal parkland, in conjunction with an enhanced wildlife corridor, as	N/A - as previously discussed.	

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DCP Control	Proposal	Complies
shown on Structure Plan.		
x. Landscaped open space areas, including plantings within road reserves, stormwater reserves and environmental management areas, to be well established and weed-free prior to dedication with requirement for minimal maintenance into the future.	Noted. To be addressed as a condition of consent.	Y
xi. Open space areas and associated landscaping to be dedicated to Council are to be subject to a minimum 5 year maintenance period by the developer to ensure successful plant establishment.	Noted. To be addressed as a condition of consent. The applicant has proposed a minimum 5 year maintenance period. However, upon further review, Council will be imposing a minimum 10 year maintenance period.	Y
xii. Land within the coastal reserve is to be dedicated to Council at no cost.	The DA proposes the dedication of the coastal buffer to Council in accordance with the DCP, but subject to concessions or in lieu of Section 94 Contributions towards regional open space. Council does not support to any such concessions and in the absence of S94 Plan or VPA that would apply to the entire coastal buffer, dedication of the entire coastal buffer cannot be enforced.	N. See discussion in Section 6.2.9 of the report.
D. Element – Streetscape		
i. A streetscape landscaping strategy to company any subdivision development - may be combined with requirements of Element C.	A Landscape Masterplan has been provided for the proposed parks and local street network.	Y
ii. The streetscape landscaping strategy is to: • Create and reinforce a strong coastal landscape character; • Give preference to the use of local plants and materials; • Give preference to the use of durable recycled materials that will withstand the coastal conditions; • Address the exposed coastal conditions of the site and develop strategies for ensuring healthy and vigorous plant growth; • Include street trees or clusters of street trees suitable to the microclimate and orientation of	A Landscape Masterplan has been provided for the proposed parks and local street network. The proposed embellishment to the Local Park and Neighbourhood Park is adequate. The proposed SEPP 14 Wetland buffer and local park will need to be maintained to ensure an appropriate APZ buffer zone is provided and to ensure the vegetation does not encourage mosquito habitats.	Y

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DCP Control	Proposal	Complies
the street; • Improve opportunities for wildlife habitat and movement; • Give effect to the principles of CPTED; • Be consistent with environmental, bushfire and mosquito management objectives; • Identify a maintenance and management regime to ensure successful plant establishment for landscaped areas and street trees; and • Provide details of the following: - Street tree plantings and maintenance; - Materials and finishes proposed for footpaths and cycleways; - Furniture for the public domain; - Landscaping treatment of any water sensitive urban design stormwater areas; - Any other special landscape features to be incorporated.		
F. Element – Residential Precincts		
Density		
i. The subdivision layout is to provide a variety of lot sizes and arrangements with higher densities close to the neighbourhood centre and open space areas, generally as shown in Structure Plan.	The proposed subdivision layout as part of stage 1, comprises a mix of residential lots ranging in size from 451sqm up to 789sqm, 90% of which are regular shaped allotments. The irregular shaped allotments are larger in area (than required by the LEP and DCP) to ensure a typical building footprint can be accommodated. The proposed super lots located adjacent to the local park and lineal reserves are proposed to be rezoned to R3 Medium Density to permit an increased density closer to the bus routes and future neighbourhood centre. The layouts are generally consistent with the structure plan.	Y
ii. Development is to generally achieve the following: • Larger lots will be positioned along the southern boundary	Please refer to the table directly below.	Y

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DCP Control	Proposal	Complies
of the development adjacent to the rural lands; and adjacent to the wetland area to the west of the expansion area. • Smaller lots will be located around the neighbourhood activity hub and local park; and in areas of lower visual presence when viewed from The Coast Road. • Less than 50% of developable land of the urban release area may be lots with a minimum area of 450m2 - 475m2. • At least 90% of lots with a minimum area of 450m2 - 475m2 are to be provided within 400m of the neighbourhood.		
iii. Development proposals are to include schedule of lot yield relating to the above for each stage of the development and for the development of the Skennars Head Expansion Area as a whole (to provide a cumulative total)	Included.	Y

Description	Quantity	
Lot Size		
Lots in range of 450m2 to 475m2	91	41,165sqm
Lots in range of 476m2 to 600m2	111	59, 250sqm
Lots > 600m2	27	17,587sqm
Total area of lots in range of 450m2 to 475m2 as a percentage of developable area in Urban Release Area	27, 9281sqm	14.7%
Lot Frontage		
Lots with frontage of 10-11.9m	2	
Lots with frontage of 12m-13.9m	0	
Lots with frontage of 14m-15.9m	89	
Lots with frontage of 16m-17.9m	51	
Lots with frontage of 18m-19.9m	36	
Lots with frontage of 20m+	51	
Irregular shaped lots	11	
Lots with lane frontage	11	
Lot Slope		
Lot slope	N/A	
Amenity		
Lots within walkability catchment of 400m from open space (local park, neighbourhood park or coastal buffer)	221	96.9%

Lots with area of 450m2 to 475m2 within 400m of neighbourhood centre (as identified in Structure Plan in DCP)	87	95.6%

DCP Control	Proposal	Compliance - Y/N
Environmental Design		
iv. A contemporary acoustic assessment to be submitted with subdivision DA, specifically to identify traffic noise affected lots impacted by the operation of The Coast Road and determine suitable mitigation measures. If required, building shell treatments and/or other required measures are to be applied to all affected lots through Restrictions as to User (88E Positive Covenant) on the certificate of title for all affected allotments.	The application was accompanied by an Acoustic Report prepared by CRGA Acoustics. The report assessed the road traffic noise from The Coast Road as well as Increased traffic noise generated by the development on the existing local road network. The noise levels were considered acceptable in accordance with the State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) and DCP.	Y
v. No acoustic fencing is to be constructed along The Coast Road frontage of the development unless there is no other viable option available to mitigate unacceptable noise impacts.	No acoustic fencing is proposed.	Y
vi. Buffers to address land use conflicts and manage potential hazards and the interface between land uses (including urban/environmental and urban/agricultural interfaces) on the basis of specialist technical advice are to be provided on the land subject of development.	A buffer to the SEPP 14 Wetland will be maintained to the west of the developable area, while the Coastal Reserve will act as a buffer to The Coast Road and the coastal area beyond.	Y
vii. Development proposals are to ensure that environmental management areas are located and designed such that they require minimal maintenance and so that maintenance can be practically carried out to preserve their function.	The level of embellishment of the coastal reserve is beyond what the DCP requires, however Council has raised no objection to the coastal reserve being embellished beyond the DCP, as well as the rehabilitation works to the SEPP 14 Wetlands and EEC Freshwater Wetlands	Y
viii. A contaminated land assessment completed in accordance with	A Stage 1 Contamination Investigation and Detailed	Y

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relevant NSW Environmental Protection Authority and NSW Office of Environment and Heritage guidelines, to be submitted with subdivision DA.	Site Investigation (Stage 2), prepared by Douglas & Partners Pty Ltd, dated May 2017 were provided	
G. Element – Environmental Protection		
i. Appropriate environmental buffers to be provided on the site to mitigate potential adverse impacts on native ecology. Buffers are to be provided in a manner such that the land can be practically maintained over the long-term with minimal maintenance.	A buffer to the SEPP 14 Wetland is proposed to be maintained and rehabilitated, and a maintenance plan be put in place for a period of five years. However, upon further review Council will be imposing a minimum 10 year maintenance period.	Y
ii. Wildlife corridor enhancement to be undertaken in the south of the site in the vicinity of areas identified as wildlife corridors on Structure Plan. Development proposals to demonstrate a long term net benefit to the operation and retention of a wildlife corridor within the site.	See discussion in Section 6.2.9 of the report.	Y. To be addressed via condition of consent by way of deferred commencement.
iii. Development proposals to demonstrate that the existing hydrological regime of the predevelopment site will not be altered in a way that will detrimentally impact on downstream wetland areas or other waterways and ecosystems in the long term, or on downstream private landholdings.	Councils Engineer and Environmental Scientist have raised no objection and are generally satisfied that the pre and post development flows are within an acceptable range.	Y
iv. Environmental management areas are to be located, designed and embellished such that they require minimal maintenance to preserve their environmental function.	The level of embellishment of the coastal reserve is beyond what the DCP requires, however Council has raised no objection to the coastal reserve being embellished beyond the DCP, as well as the rehabilitation works to the SEPP 14 Wetlands and EEC Freshwater Wetlands	Y
v. An Environmental Management Plan for the Skennars Head Expansion Area is to accompany any subdivision application. Plan	The proposed subdivision is accompanied by numerous consultant reports addressing stormwater,	Y

to address the following matters at a minimum: • The avoidance, mitigation and amelioration of environmental impacts associated with the subdivision and development of the land; • Arrangements for the long-term management and maintenance of environmental buffers; • The long-term management and maintenance of downstream stormwater flow paths that may impact on terrestrial or aquatic ecosystems; • The long-term management and maintenance of habitat corridors and compensatory habitat plantings; and • Land tenure and resourcing arrangements associated with the long-term management and maintenance of environmental management works provided on, or adjacent to, the development site.	environmental impacts/mitigation/monitoring and detailed embellishment work plans to land proposed to be dedicated to Council.	

Chapter 3 – Urban Subdivision – General

DCP Control	Proposal	Compliance - Y/N
Part 1 - Preliminary		
1.1 – 1.3 Introduction, Background and information to accompany DAs	Adequate information was provided.	Y
Part 2 – Chapter Planning Objectives		
The objectives of Chapter 3 are to establish parameters for the subdivision of urban land in line with the BLEP 2012, manage urban development in a planned and orderly way, identify and convey Council's expectations and requirements for subdivision and to set out controls in relation to environmental protection, housing and allotment form, etc.	Noted	Y
Part 3 – Urban Subdivision		
3.2.3 Major Subdivision Control Elements		
A. Element – Master Plan Preparation		

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DCP Control	Proposal	Compliance - Y/N
i. A master plan to be prepared in accordance with the provisions of the consultation and pre-lodgement process as detailed in Element B of this section (for subdivisions where the ultimate lot yield will be greater than 10 lots). ii. The Master Plan and associated DA to demonstrate compliance with Section 3.1. iii. The proponent can request a waiver from Council to the requirement to prepare a Master Plan but provisions of Section 3.1 still apply.	This requirement was waived by Council during early pre-da discussions.	N/A
B. Element – Consultation and Pre-Lodgement		
i. Development Applications must be based on the consultation and development application pre-lodgement process required to be undertaken for major subdivisions: Step 1: Vision & concept Step 2: Consultation with Council's subdivision panel Step 3: Master Planning process Step 4: Masterplan Pre-Lodgement Check Step 5: DA Documentation Step 6: Lodgement	Not required.	N/A
C. Element – Vision, Concept and Master Plan Content		
In the preparation of the master plan for major subdivision consideration should also be given to the principles of the NSW Coastal Design Guidelines (Coastal Council of NSW 2003) and the following Neighbourhood Design Standards produced by the Queensland Government Urban Land Development Authority (November 2011)	See above comments	N/A
Access • Maximum 400m walk from dwellings to neighbourhood recreation park or equivalent • Clear, direct walk or cycle access from subdivision to neighbourhood centre • 90% of all dwellings are within 400 metres of an existing or planned public transport stop	All lots are within 400m of the local or neighbourhood park Provided the future neighbourhood centre is located as per the DCP structure plan it will be focal point of the subdivision. All lots will be within 400m of a planned public	Y

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DCP Control	Proposal	Compliance - Y/N
	transport stop.	
Dwelling density • Suburban neighbourhood – average net residential density of at least 15 dwellings per hectare (unless prevented by topography or other constraints) • Higher density residential development is located in and around neighbourhood centres, along connector streets and within 400 metres of transit nodes	The proposed density for stage 1 is approximately 8.2 dwellings per hectare (229 residential lots/27.9ha). The density is appropriate considering the environmental constraints, coastal location, proposed public reserves and subsequent land dedication; as well as the traffic generation of the proposed density.	No. However, the future super lots which are zoned R3 Medium Density and subject to subsequent DA's will increase the density per hectare to much closer to the target of 15 dwellings per ha.
Land use • Neighbourhood centres serve a catchment of several neighbourhoods & should be located on major connector or arterial roads for exposure & access. • Land intensive uses such as district and major parks should be located at the periphery of neighbourhoods.	The future neighbourhood centre within stage 1 will serve the entire Skennars Head Expansion Area, as well as the existing residential development to the north. The future neighbourhood centre is accessed from The Coastal Road which is a regional 'classified road' that provides access to east Ballina to the south and Lennox Head to the north.	Y
Street network • Grid pattern or modified grid responsive to site characteristics. • Where slope allows, orientation within 15 degrees of north-south or east-west. • Connector and main streets of centres are orientated to landmarks. • To minimise cut and fill, streets follow ridges, gullies, and/or are perpendicular to slope.	The street pattern responds to the site topography and orientation. The west-east connector streets through the development allows for views to the wetlands to the west and The Coast Road to the east.	Y
Streets • The street network includes: - neighbourhood streets within	The street network includes these elements	Y

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DCP Control	Proposal	Compliance - Y/N
neighbourhoods; - neighbourhood connector streets (approx. 800m grid) linking neighbourhoods; - major connector streets linking groups of neighbourhoods; - neighbourhood main streets in centres; and - rear lanes.	with a connection in to Headlands Estate at Carroll Avenue and Headlands Drive.	
Block sizes • Length 100-200m • Mid-block providing a pedestrian link when blocks are over 130m • Depth 40-80m	The proposed blocks without a pedestrian link, range from 165m – 300m. The depth of the blocks is within the range of 40m -80m	N – but considered acceptable.
Urban neighbourhood lot layout • Lots intended for mixed use or multiple residential uses take up entire street block or are located on highly accessible block ends, corner lots and lots with dual road frontage. • One lot type is not to dominate a street block.	The future neighbourhood centre will be subject to a future DA, but will be located in a superlot to be created under this application. It is anticipated that the neighbourhood centre would be a mixed-use development with commercial, retail and community uses	Y

3.1 Minor Subdivision General Controls		
Applies to subdivisions of 10 lots or less, and major subdivisions with/without a Master Plan.	Noted	Y
Element – Modification of Land Form		
i. DA shall be accompanied by a geotechnical report prepared by a practicing Geotechnical Engineer and to include soil classification details in accordance with AS2870.1. Subdivision to respond to the findings and recommendations of the report	A Preliminary Geotechnical Investigation Report prepared by Douglas Partners was submitted with the application.	Y
ii. Proposed lots with slopes > 15% to be nominated at the subdivision stage. In some cases Council may require a notification on the title or other mechanism to alert future lot	All lots within stage 1 generally have a slope of approx 6% front to rear and a maximum cross fall	Y

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owners to the slope constraint;	of 10%.	
iii. Proposed lots with slopes > 20% to nominate a building envelope no less than 10m x 15m	N/A	
iv. Where the subdivision works include site modification of individual lots for building pads, etc, earthworks are restricted to a max cut or fill of 1500mm from natural ground level for a single cut/fill, or a max of 1100mm per cut/fill where more than one cut/fill proposed for the lot	Cut and fill throughout the development is greater than 1500mm. Up to 4m fill is proposed within the south-eastern corner. The additional fill results in a more even gradient through the development (to the north). In addition, the additional fill achieves better drainage and permits improved views of the coast.	N. Acceptable.
v. Each allotment designed to meet vehicular access max gradient of 1:6. Council may consider max gradient of 1:4 where demonstrated no reasonable alternative is possible.	All vehicular access grades will be a maximum of 1:6.	Y
Element – Road Layout		
i. New roads are to be designed to: • Provide a clear & legible hierarchy • Provide a road network in a grid pattern • Minimise the use of cul-de-sacs • Facilitate use of public transport • Enable convenient pedestrian & cycle movements • Provide for perimeter roads adjacent to high conservation lands; and • To provide legal and practical access to lots.	The proposed road hierarchy comprises a collector road into the development, a collector street which runs along the western spine and through the centre of the development and a number of local streets /access streets which can be accessed from the collector road and collector streets.	Y
ii. Where land slopes at a grade of 6% or greater, the predominant road alignment to be perpendicular to the slope;	The proposed road alignments are generally perpendicular to the slope. The slope is generally 6% or less.	Y
iii. All new roads shall be designed in accordance with the Northern Rivers Design Manual.	Generally, complies. Councils engineer has raised no	Y

	objections to the design of the new roads.	
Element – Solar Access		
i. The street and allotment layout shall be designed to optimise future opportunities for solar access to dwellings: • Streets run in a north/south & east/west pattern; • Lots regular (rectangular) in shape; • Unless site conditions dictate, lots are to be orientated to provide a long axis that maximises potential solar access • The highest densities should be provided on land which meets the following criteria: north facing; close to neighbourhood shops/activity nodes; and gently sloping • The lowest densities should be provided on land which meets the following criteria: south facing; relatively remote from neighbourhood shops/activity nodes; and more steeply sloping.	Streets generally run north to south and east to west, with the topography of the site resulting in a slight deviation to the north western corner. Lots are generally regular in shape, however some corner lots are irregular but exceed the minimum allotment size. Lots are generally located in a north/south orientation to maximise solar access. The proposed super lots that will comprise higher densities are located adjacent to public reserves, on primary collector streets within the development and near the future neighbourhood centre.	Y
D. Element – Engineering Design and Construction Requirements		
i. Development must meet the requirements of the Northern Rivers Local Government Design and Development Manual and the Northern Rivers Local Government Construction Manual.	Generally, complies. Councils engineer has raised no objections to the design of the new roads. Y	Y
E. Element – Services and Infrastructure		
Controls for Service Infrastructure Internal to the Development Site		
i. Subdivisions to be fully serviced with water, sewer, roads, drainage, underground electricity and	The applicant provided a Sewer and Water Servicing	Y

communication services	Report, prepared by Planit, detailing the provision and delivery of water, sewer, roads, drainage, underground electricity and communication services	
ii. Where lots have frontage only to a lane, adequate infrastructure servicing (vehicular access, waste collection & postal delivery, to be available to the lane frontage, except where the requirements of iii. are met.	Adequate infrastructure servicing is available to the lots fronting a laneway only. The laneways are minimum width of 8m.	Y
iii. Where waste collection or postal delivery services are not provided to a lane, lots must be provided with a paved pedestrian access way having min 1.2m width for future direct access to street frontage	N/A	
iv. All service infrastructure is to be designed and constructed in accordance with the *Northern Rivers Local Government Development and Design Manual*	Generally, complies. Councils engineer has raised no objections to the design of the new roads.	Y
v. Service infrastructure internal to the development site shall be provided by the developer at no cost to Council.	To be provided by the applicant.	Y
Control – Dual Reticulation Water Supply		
vi. A dual-reticulation water supply for non-potable water to be provided as per Ballina Council's Recycled Water Scheme.	The applicant provided a Sewer and Water Servicing Report, detailing how this would occur. Councils Public Works Engineer agreed.	Y
vii. Developer to incorporate on Certificate of Title for all allotments restrictions to require all dwellings and buildings with plumbing to make provision for non-potable water service plumbing and facilities.	To be imposed as condition of consent, as mentioned previously mentioned in the table.	Y
Control – Service Infrastructure External to the Development Site		
viii. Sewerage mains and pump stations to be constructed from the site to	The applicant provided a Sewer	Y

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Council's reticulation network, in accordance with Council's Development Servicing Plans, or as otherwise approved by Council.	and Water Servicing Report, detailing how this would occur, including proposing a sewer pumping station to collect sewerage from the development and connect up to the existing network.	
ix. Development to provide connecting infrastructure to Council's drinking water distribution network, in accordance with Council's Development Servicing Plans, or as otherwise approved by Council. Recycled water supply mains infrastructure to be provided to site in accordance with Council's Development Servicing Plans.	The applicant provided a Sewer and Water Servicing Report, detailing how this would occur. Councils Public Works Engineer agreed.	Y
Element – Retention of Significant Vegetation		
i. Environmentally & culturally significant vegetation is to be retained where practicable	A section of Freshwater EEC Wetlands (between the Western edge of the development and the SEPP 14 Wetlands) are of to be replaced with Melaleuca Forest. Council's Environmental Scientist supports this approach as will benefit the overall ecosystem.	Y
ii. Lots on which trees are to be retained are to: • nominate a "no build zone" around the trees • nominate a building envelope measuring no less than 10m x 15m at the subdivision stage • A Safe Useful Life Expectancy (SULE) assessment by an arborist nominating drip line and root spread may be required.	No proposed residential lots will comprise trees that are to be retained.	Y
E. Element – Minimum Lot Size and Shape Control – Lot Size and Shape		
i. Subdivision of land is to meet the minimum lot sizes and specifications outlined in Table 3.1 of this section	See table below.	N.

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ii. Subdivision of land involving the creation of 300m² - 450m2 lots must include details of the future dwelling houses as part of the Development Application (refer to Chapter 4, Section 3.2 – Small Lot Integrated Housing)	All lots will exceed 450m^2, however indicative building footprint measuring 10m x 15m on irregular and some corner allotments to demonstrate a dwelling can be appropriately situated.	Y
Control – Battle Axe Lots		

Table 3.1 Lot Size Requirements			
		Width	
Detached dwelling houses	450m^2 550sqm – per corner lot	12m	All proposed residential lots exceed 450 m^2 and comply with the minimum requirements except for the following lots: Corner lots less than 550m^2 - • Lot 208 (543m^2) Lot widths less than 12m width • Lot 113: 10.603m & (565m^2) • Lot 114: 11.91m & (608m)