Attachment 1 - DCP 2013: Part 4 – subdivision compliance tables

Part 4 – subdivision compliance table

Requirement	Proposed	Compliance
2.0 Application Requirements		
General Requirements (cl 2.1)	Provided	Yes
Site Analysis (cl 2.2)	Provided	No, lacks sufficient details
Service Plan (cl. 2.4)	Not Submitted	No – not requested due to proposed subdivision layout not considered acceptable
Street Plan (cl. 2.5)	Provided	No – not satisfactory
Lot Layout plan (cl. 2.6)	Provided	No – insufficient detail and inaccuracies
2.7 Other Requirements		
Developer Contributions (cl. 2.7.1)	Applicable contributions could be applied	Yes – capable of condition of consent
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	Provided	No – requires amendment as road and lot layout is not acceptable
3.1.2 Erosion and Sediment Control		
Erosion and sediment controls are provided	Provided	Yes – capable of condition of consent. Note: – requires amendment as road and lot layout is not acceptable
3.1.3 Flooding		
Subdivision of land on floodplain not encouraged. Development must comply with DCP 3.3 Floodplain Management.	Stages 6 & 7 are not flood affected	NA
3.2 Services		
In established areas, new services shall have regard to the existing mode of installation (cl. 3.2.c)	Requires additional detail	No – services proposed in inconsistent with DCP requirements.
All services shall be provided underground (cl. 3.2.d)	Provided	Yes– capable of condition of consent.

Requirement	Proposed	Compliance
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)	Capable of conditions	Yes
3.3 Cut, Fill and Earthworks		
Minimise earthworks, cut and fill and protect land stability	Concept plan provided, insufficient detail for lots	No – road pattern is inconsistent with DCP
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	No – inconsistent with road design of DCP
The street network shall respond to the area's topography and natural features (cl. 3.4.g)	Provided	No, Council engineers not satisfied with amended intersections.
Streets shall be designed in accordance with the table in Appendix B (cl. 3.4.h)	Provided	No, lesser widths proposed
The street network must interconnect between neighbourhood elements, transport modes and integrate with adjoining development (cl. 3.4.i)	Provided	Yes, lost opportunities for pedestrian access to school from Stage 6 and 7.
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)	NA	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	No impacts on carriageways and service corridors within road reserves

Requirement	Proposed	Compliance
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, note lost opportunity to access existing school via pedestrian links to residential areas
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, will limit access to some corner lots
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)	NA	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

Requirement	Proposed	Compliance
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 700m^2 (cl.4.1.2.a)	All lots <700m2	Yes, Chapter 5.5 and WLEP do not provide min lot size
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)	Not detailed	No – corner lots will have limited access points
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)	NA	NA
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.	Not detailed	Subject to future applications
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)	Not proposed	NA
Building Design: i. small lot housing development proposals shall include the submission of individual dwelling designs for each lot.	Not proposed	NA

Requirement	Proposed	Compliance
ii. Designs to have regard for Chapter 2.1 Housing and Ancillary Structures. iii. Dwelling designs shall provide for variation and architectural interest. (cl.4.1.5.1.b)		
Lot Size and Design: i. Small lot housing development is to be confined to areas where the natural slope of the land is no greater than 15%; ii. Lot size is within the range of 200m^2 to 450m^2. Lot sizes only considered when lodged as part of a small lot housing development. iii. Lots to have a minimum lot area of 200m^2 and a minimum width of 7.5m at the building line. iv. Lots are generally rectangular in shape. (cl.4.1.5.1.c)	Not proposed Majority of lots in this range Provided Provided	NA NA Yes Yes
Setbacks: ii. A zero side or rear boundary setback will not be permitted where the land adjoins a conventional housing lot. iii. 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 dwellings proposed	N/A

Requirement	Proposed	Compliance
Summary of application requirements: i. 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.).	Not proposed	NA
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)	Yes but not consistent with DCP Road layout	No
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)	predominately east west lots as a result of inconsistent DCP road layout	No
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)	Not addressed in application	No

Requirement	Proposed	Compliance
In new areas, the design allows for a mix of housing opportunities within a locality (cl.4.3.e)	All single dwelling house lots proposed within Stage 6 and 7	Could be addressed in residue lots.