


ASSESSMENT GREAT LAKES DCP 2014 –COMPLIANCE

PART 16 SITE SPECIFIC DEVELOPMENT CONTROLS

16.5 CHAPMANS ROAD, TUNCURRY

CONTROL	ASSESSMENT COMMENT	COMPLIES
Precinct	<p>The subject site is located within the “western precinct” under the maps accompanying the plan. The location of the subject site is shown in yellow shading below.</p> 	Yes
Subdivision	<p>The proposed development will provide residential development and includes connectivity in the form of the dedication of the future collector road corridor from Chapman Road in the north to the adjoining residential land to the south of the site. The layout and orientation of the proposed development (north south facing sites) and the location of the future collector road corridor is similar to the “proposed layout plan” for the western precinct under the DCP. The main site access is via the future collector road alignment.</p>	Yes

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Western Precinct Controls	The site has existing approvals in place for filling. The design levels are adequate to ensure that stormwater from roads can be directed into bio-retention and detention ponds. The earthworks are designed to minimise disturbance to existing vegetation to be retained on the C2 zoned part of the site (east). Water and sewer services will be extended to the site.	Yes
Bushfire Management	The development has been designed in accordance with the NSW RFS guideline titled Planning for Bushfire Protection 2019. A Bushfire Safety Authority has been issued by the NSW RFS as an integrated approval to the development application. A Bushfire Evacuation Plan has been prepared.	Yes
Stormwater	A stormwater management plan has been prepared which addresses the required controls of the DCP.	Yes
Road Network and Access	The proposed internal road network has been designed to access the proposed new collector road, which joins to Chapmans Road. The internal road network is a grid layout with perimeter vehicular access and pedestrian paths within the estate. The proposed collector road, which is in the location shown in the DCP map, will provide the required access to the residential zoned land to the south of the subject site. Perimeter roads are provided to the south and west. Chapmans Road is located immediately to the north and the proposed new collector road will be located to the east.	Yes
Protection of Aquifer	The proposed stormwater management for the site will be constructed and operated generally in accordance with the Water Sensitive Urban Design (WSUD), requirements of MidCoast Council and best management practices.	Yes

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Open Space	As per the DCP controls no part of the subject site is to be set aside for public open space. Developer contributions will be levied for open space.	Yes
Landscaping	A landscape plan is included in the application plans, which includes native plantings.	Yes