DCP Clause	RESPONSE
C3. Site Assessment Requirements	
<ul> <li>C3. Site Assessment Requirements</li> <li>The site assessment should be included as part of the development application. The site assessment should consider the existing characteristics, opportunities and constraints of the site and the surrounding area, which should form the basis for site layout and building design.</li> <li>The site assessment should identify; <ul> <li>(a) topography and slope.</li> <li>(b) drainage pattern.</li> <li>(c) existing vegetation.</li> <li>(d) aspect and prevailing winds.</li> </ul> </li> </ul>	COMPLIES The SEE and supporting documents, including Engineering Services Report, Context Analysis, Planning Framework Maps, Site Photos, Social Impact Assessment and Traffic Impact Assessment provide thorough consideration of the site characteristics and context. As detailed, the proposal provides a logical distribution of dwellings, roads and open space; having regard to the shape and orientation of the site, easements, stormwater management and neighbouring land use.
<ul> <li>(e) location of all services</li> <li>(f) views (to and from the site).</li> <li>(g) existing buildings (structures) on the site and adjoining land.</li> <li>(h) heritage and archaeological features.</li> <li>(i) access (pedestrian and vehicular).</li> <li>(j) contaminated soils.</li> <li>(k) easements.</li> </ul>	All homes will have indoor and outdoor living spaces with solar access, passive ventilation, deep planting and accessibility.
An assessment of the impact of the	COMPLIES
proposed development on the surrounding area should also be made. This should address the site specific matters and the following: (a) privacy. (b) views. (c) solar access.	The proposal is for single storey dwellings, designed and located without significant impact on the surrounding area. The proposed height, design, colours and materials of dwellings is consistent with the predominant detached dwelling built form in the surrounding area.
<ul> <li>(d) difference in levels between the site and adjacent properties, particularly at their boundaries.</li> <li>(e) the built form and character of adjacent development, particularly street frontage features eg. fencing.</li> <li>(f) access to local shops, schools, public</li> </ul>	Included in the Attachment_Architectural Design and Attachment_Engineering Services Report, are details of the existing and proposed ground level in relation to the surrounding area. Fill is required for stormwater management, grading from the northern and southern boundaries to the internal
<ul> <li>(i) access to local shops, schools, public transport, open space, recreation and community facilities.</li> <li>(g) adjoining bushland or</li> </ul>	stormwater network. No dwellings are proposed along the southern boundary; therefore protecting the amenity of neighbouring dwelling sites, which are lower than the existing ground level.
<ul><li>(h) sources of nuisance, eg. traffic noise,</li></ul>	
(i) the location and height of	
location of facing windows and doors. (j) Drainage pattern.	

<b>B</b> that we also the standard that the latest standard the standard that the standard the standa	001401/50
Building design and siting should seek to balance the benefits of views, solar access, prevailing breezes and vegetation. The building design should also seek to minimise adverse impacts on adjoining properties and adjacent land. Of particular concern is the potential impact on coastal views from buildings that are adjoining or adjacent (separated by public road) to a proposed development, though in assessing these impacts Council will always be aware that no-one can own a view across private property. Accordingly, Council has adopted the principle of view sharing in respect to coastal views. The potential impact on river views must be given consideration in assessing the impact of the proposed development and where applicable information regarding impact on river views submitted with a Development Application.	<b>COMPLIES</b> The location and elevation of the site and surrounding area ensures the development will not impact on coastal or river views. As detailed on the <b>Attachment_Architectural Design</b> , all dwellings will be setback from external boundaries in compliance with (or exceeding) the provisions of this DCP.
C4. Streetscape Requirements	
<ul> <li>C4.1. Presentation to the street</li> <li>New development should face the street.</li> <li>Long walls should be broken into sections</li> <li>by the use of bay windows, verandahs,</li> <li>balconies or wall offsets. This should</li> <li>create a balance between areas of solid</li> <li>wall and openings such as doors and</li> <li>windows. The main entry to a building</li> <li>should be visible from the street to convey</li> <li>a sense of address.</li> </ul> Garages should not visually dominate the street frontage. They should preferably be set back behind the front facade of the dwelling or suitably screened.	COMPLIES The location and orientation of the site is such that the interface to public streets is mimimal. As a result, all proposed dwellings have frontage to internal private roads only and the presentation to Park Avenue (east and west) will be dominated by internal landscaping and streetscape features. Within the proposed community, the streetscapes will be privately owned and maintained by HTA, with each dwelling having private landscape space that is maintained to community standards. Internal streets are speed limited to 15km/hr, creating a low- speed, pedestrian-friendly environment with a high level of passive surveillance and community interaction.

C4.2. Setbacks	COMPLIES
Sethacks should provide sufficient space	As shown on the <b>Attachment Architectural</b>
for landscaping and allow for the	<b>Designs</b> , the setbacks will be deep planted with a
retention of existing vegetation where	selection of native vegetation
nossible	selection of native vegetation.
CA 3 Heritage	Not applicable
New development near beritage buildings	
and in heritage conservation areas should	
he sympathetic in design and should not	
detract from the existing streetscape	
character	
CA A Building height	COMPLIES
For most areas the maximum height of	The proposal complies with building beight
huildings is restricted to 9 metres. Both LED	nrovisions in the LEP and DCP. See discussion below
and DCP height restrictions apply. In most	provisions in the LLF and DCF. See discussion below.
and Der height restrictions apply. In most	
permitted and a maximum height limit of 12	
motros applios, the streetscape will change	
over time	
CA 5 Buildings on corpor blocks	Not applicable
Ruildings should be designed to relate	Not applicable
architecturally to the corper position to	
mark the corner Blank walls should not be	
presented to either street frontage	
CA 6 Poofing	COMPLIES
Variation in roof forms is encouraged to add	As shown on the Attachment Architectural
interest to the streetscape	<b>Designs</b> the proposed dwellings have a variety of
In established areas roofs should be	roof forms including gable and skillion roofs
compatible with the nitch materials and	Colorbond roof sheeting gutters and facia will
colour of roofs of surrounding development	include a variety of neutral colours. HTA is willing to
This helps to maintain the character of the	accent reasonable and relevant conditions relating
street but does not necessarily require all	to colours and materials
roof lines to look exactly the same	
However zincalume and white colorhond	
roofs will not be permitted where	
reflectivity and glare are a notential	
problem to adjoining residences. Where a	
metal roof is proposed colour details are to	
he submitted with a Development	
Application	
C4.7. Fences and walls	COMPLIES
Front fences and walls should be compatible	All fencing will be consistent with the residential
with the character of the locality.	character of the area.
C4.8. Landscaping	COMPLIES
Landscaping provides an effective	Included with the DA is Attachment Landscape
'softening' of the hard edges of buildings	<b>Design</b> , showing proposed landscaping throughout
and can be used to reduce the bulk and	the community, including streetscapes. dwelling
visual impact of development.	sites, communal amenities and accesswavs. A
Significant trees should be retained and	planting palette of native vegetation at a variety of
incorporated into the landscaping.	sizes/forms will be fit-for-purpose and provide
Landscaping should enhance the natural	layering to enhance the amenity and reduce the

vegetation that surrounds the site. Existing vegetation and landscape elements, such as significant trees, rock formations and water courses should be considered and integrated with the landscape design.	impact of built form.
Development Applications on lots less than 560m <sup>2</sup> . See Clause C22.	
individual buildings, landscaping and the road environment combine to give streets a particular identity. Different streets in a town or village can have different characters which may need to be maintained.	
C5. Building Design Requirements	COMPLIES
CS.1. Siting Building design should take advantage of the sub-tropical climate, provide for views, provide outdoor living areas and provide protection from sun and rain. For example, the positioning of living rooms, balconies, windows and outdoor living areas should respond directly to views, breezes, sunlight and privacy.	The dwellings and communal spaces provide for a high-amenity lifestyle-resort community. All dwelling designs provide indoor-outdoor living spaces, ventilation and separation to ensure solar access is available. The proposed housing types allow for living spaces to be oriented to maximise ventilation, solar access and privacy.
C5.2.Cut and fill	PROPOSED VARIATION
The maximum height for cut and fill is 1.2 metres above or below the existing ground level, except where the cut and fill is incorporated into the design of the building.	Please refer to the SEE Report for an assessment of C5.2 in addition to the following.
On steeper sites an excavation above 1.2 metre can be approved where it will be retained by the wall of the proposed building, eg under floor garage.	Submitted with the DA are Bulk Earthworks Plan and Site Earthworks Sections by NDC in Attachment_Engineering Services Report, which confirm the proposed cut and fill across the site is
Council may consider a variation to the 1.2 metre requirement, where an adequate area is available for battering and benching the cut area.	predominantly below 1.0m. To achieve the levels required for stormwater management, the ground level will be raised at the southern end of the site, with fill up to approximately 1.6m
In all cases adequate provision for surface and subsurface water drainage shall be made. Retaining walls shall be set in from boundaries so that agricultural pipes and crushed stone backfill can be wholly located within the subject property and surface water is not dammed or concentrated onto adjoining properties.	The submitted documentation confirms the design include a 1 in 4 batter from the existing retaining wall adjacent to the southern boundary, up to the top of batter approximately 8m in from the external boundary. The top of batter is the highest point of
Cut and fill must be approved by Council in conjunction with the Development	fill up to 1.6m.

Application. Full details of all proposed earthworks must be clearly indicated on plans and section drawings	The area on top of the batter and to the internal roadway will be useable communal open space. The design protects the privacy of neighbouring residents and will be a high-quality landscape space and buffer area with no impacts to surrounding residents. As a managed community, the use of the area will be controlled by central management to ensure amenity and landscaping is maintained. As stated in C5.2, Council may consider a variation where adequate area is available for battering. The proposal has been carefully designed to provide adequate area and minimize impacts. It is therefore recommended for approval.
C5.3. Energy Efficiency	COMPLIES
The NSW Government Building Sustainability Index (Basix) covers most new residential development including dwellings, alterations and additions and swimming pools. See www.basix.nsw.gov.au.	HTA will accept reasonable and relevant conditions of Consent requiring compliance with relevant standards at the time of construction.
Where Basix does not apply to residential alterations and additions, the following minimum requirements apply:	
(a) walls - R1.5 insulation,	
(b) roof/ceilings - R2.5 insulation,	
(c) glazing to provide adequate shading from summer sun and allow adequate winter sun entry, and	
(d) hot water system - if the hot water system is being replaced or an additional hot water system is being installed a gas, solar or heat pump system must be installed.	
C5.4. Materials and colours	COMPLIES
The existing character of an area will often determine what colours and building materials are most appropriate, eg. light weight materials and lighter colours may be more appropriate in coastal areas, while the use of traditional materials, such as timber cladding and corrugated metal roofs may be more appropriate in older	The proposed <b>Attachment_Architectural Design</b> provides details of materials and finishes to be used in the development. Colours will be standard, neutral tones consistent with the character of the area. The following are examples of the standard range of colours (or similar proprietary products) that will be used.

dwellings should be avoided by building

layout, location and design of windows and

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areas. However zincalume and white colorbond roofs will not be permitted where reflectivity and glare are a potential problem to adjoining residences. Where a metal roof is proposed colour details are to be submitted with a Development Application Brickwork incorporating very strong colours or strong contrasts in colour should be limited to architectural details, i.e. trims, window surrounds and string courses. Details of colours must be submitted with a Development Application for residential flat buildings and multi dwelling housing.	GUILY®     IRONSTONE®     JASPER®     JASPER®     JASPER®     IERRAIN®     WALLABY®     WINDSPRAY®     BASALT®     COVE®     DUNE®     MANGROVE®     MONUMENT®     SHALE GREY***              HTA is willing to accept reasonable and relevant conditions in relation to colours and materials.
CE E Corporte and corocce	COMPLIES
Construction Const	All dwellings will be provided with garage car accommodation. The design, size and location of the garages are consistent with the character of the surrounding area.
C5.6 Enclosure of subfloor area	Not applicable
All elevated buildings are to be provided with subfloor walls or sufficient infill panels to effectively screen the subfloor area from the street or any public area. The enclosure must return at least 1.8m down side walls not facing the street.	
C5.7. Privacy	COMPLIES
Direct overlooking of living areas of adjacent	fraces area ansures privacy and no sucrealizes. The

fresco area ensures privacy and no overlooking. The

dwellings will not directly overlook neighbouring

balconies, screening devices and	properties, which are fenced. Each dwelling has area
landscaping.	available for deep planting. The dwellings are not
Dwellings close to high noise sources (such as busy roads and industry) should be designed so that habitable rooms and private open spaces are located away from noise sources and are protected by walls, screens or landscaping	
C5.8. Design Quality Principles for	Not applicable
residential flat buildings.	
The design quality principles of SEPP 65 need to be considered in designing residential flat development where SEPP 65 applies.	
C6 Consideratin of the NSW Coastal Policy and	nd NSW Coastal Design Guidelines
<b>C6.1.</b> Development in the coastal zone	COMPLIES
must comply with the principles of the NSW Coastal Policy.	As detailed in the SEE, the site is mapped within the Coastal Environment Area under the SEPP (Coastal Management) 2014. The proposed dwelling sites and facilities are located on a site that is an infill development site that does not expand closer to coastal environment than the existing development area. The proposal is supported by a stormwater management plan and conceptual engineering designs to improve stormwater management.
<b>C6.2</b> Clause 5.5 Development within the	COMPLIES
coastal zone in Clarence Valley LEP 2011 requires consideration of a number of matters related to access, impacts on coastal processes and the scenic and visual impacts of proposed development in the coastal	Clause 5.5 of the Clarence Valley LEP has been repealed. Notwithstanding, the site is a vacant, infill site surrounded by urban development, with established legal points of access and is largely screened from view.
zone before granting consent to development.	Based on the location, the proposal has minimal impact on the coastal foreshore and will not cause
In order for the consent authority to consider the matters required by clause 5.5 of the Clarence Valley LEP 2011, a development application for land in the coastal zone must include information on the following matters:	overshadowing, loss of views, restrict access or result in negative impacts on coastal processes. In this regard, the proposal is supported by a stormwater management plan which outlines the proposed upgrades to the internal and external stormwater network.
<ul> <li>a. public access to and from the coastal foreshore for pedestrians, both existing public access and opportunities for new public access; and</li> <li>b. the suitability of the proposed development, its relationship with</li> </ul>	The external works have been approved by Council as part of previous construction certification for the subdivision approval. The proposal is therefore consistent with accepted standards of design and works in the coastal environment and warrants approval subject to reasonable and relevant conditions.
on the natural scenic quality, taking	

into account:	
i. the type of proposed	
development and any	
associated land uses. and	
ii. the location, and	
iii. the bulk, scale, size and	
overall built form design of	
any building or work: and	
c the impact of the proposed	
development on the amenity of the	
coastal foreshore including	
cuastal loteshole, including	
oversnadowing of the coastal	
toreshore and loss of views from a	
public place to the coastal	
foreshore; and	
d. how the visual amenity and scenic	
qualities of the coast, including	
coastal headlands, can be	
protected; and	
e. how biodiversity and ecosystems	
can be conserved, including native	
vegetation, existing wildlife	
corridors, rock platforms, water	
f. quality of coastal waterbodies	
and native fauna and native flora	
and their habitats: and	
g the effect of coastal processes	
and coastal bazards and	
notential impacts including sea	
level rise:	
i on the proposed	
i. On the proposed	
development, and	
II. arising from the proposed	
development; and	
the cumulative impacts of the	
proposed development and other	
development in the coastal	
Calchment	COMPLIES
co.s. The NSW Coastal Design Guidelines	UNIVIPLIES The proposal has been decigned having regard to
must be considered in design of new	the site context and provides for the logical
buildings and additions in areas within the	distribution of internal roads dwalling sites and
coastal zone.	facilities to ensure minimal impact on the amenity
I. Locate and design buildings to	of the local area
respond to and appropriately	
aduress the effects of coastal	The proposal will operate as a single community
processes within the local hazard	owned and operated by HTA. This ensures HTA is
U Reinforce the village character	responsible for maintaining amenity. landscaping
with new buildings that are	infrastructure and facilities to a high standard. It

	on an an internet of location	also provides a single point for compliance, which
	appropriate in terms of location,	also provides a single point for compliance, which
	use, scale, height and site	provides certainty and transparency for Council and
	configuration.	surrounding residents. The master planned
.	Consider the appropriateness of	development:
	new buildings within the whole	
	streetscape, rather than each	i. Achieves an overall density of 1 dwelling per
	building as a stand-alone object.	489m <sup>2</sup> , with 35% landscape open space plus
IV.	Maintain consistent street	resident amenities.
	setbacks.	i. Rationalises internal driveways and
V.	Ensure buildings address the	infrastructure for efficiency and will be
	street by providing direct and on-	controlled under a single management and
	grade entries to the street for	maintenance regime
	residential commercial and retail	i Protects views solar access and ventilation to
		surrounding dovelopment by providing single
N/1	Patienalise can related wass on	surrounding development by providing single
VI.	Rationalise car-related uses on-	storey dwellings set back from the external
	site, such as driveways widths and	boundary.
	lengths.	Provides certainty for the built form, colours,
VII.	Protect views from public places	materials and landscaping throughout the
	and streets by maintaining	community;
	consistent setbacks along streets	Provides a single contact for construction
	and not placing buildings in view	management, including sediment and erosion
	corridors.	control, noise, dust etc. A subdivision of the site
VIII.	Protect local views and vistas	into master lots (as previously approved) may
	throughout and in the	involve multiple contractors with less certainty
	surrounding residential area or	for compliance and management
	the village from public places. This	
	can be achieved by relating new	
	buildings to the tonography	
	reducing beights to maintain	
	viewe of the surrounding	
	views of the surrounding	
	landscape and maintaining	
	consistent, neight, bulk, scale with	
	the street and local context.	
IX.	Ensure developments	
	and neighbouring properties	
	have:	
	<ul><li>(a) access to daylight</li></ul>	
	(b) access to natural ventilation	
	(c) visual privacy and acoustic	
	privacy	
	(d) private open space	
	(a) a pleasant microclimate	
v	Achieving amonity relates to the	
^.	Achieving amenity relates to the	
	design of malvidual buildings and,	
	in particular, to:	
	(a) building orientation and	
	depth.	
	(b) the size of the lot.	
	(c) open-space location , size	
	and connection with the	
	inside of the building	
1	manac of the bullding.	

<ul> <li>(d) cut parking, rotation and access.</li> <li>(e) pedestrian access from the street.</li> <li>(f) street edge configuration and building separation.</li> <li>(g) mature trees, vegetation andsoil areas.</li> </ul> C7. Requirements where there is a potential to impact on coastal views Where the proposed development has the potential to affect coastal views from buildings that are adjoining or adjacent (separated by public road) you must provide detailed and accurate elevation plans prepared by a duly qualified professional, showing the actual impact on the view from adjoining or adjacent properties and providing the technical basis for the plans (RL's, contour details etc.), and provide Council with details of measures that you have taken to reduce
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etc), and provide Council with details of measures that you have taken to reduce
measures that you have taken to reduce
measures that you have taken to reduce
the impact on those views (or reasons why
the impact cannot be reduced).
Proposed developments that Council
staff consider will have a major impact
on coastal views in their locality will be
required to provide photomontages
from selected locations with the initial
submission of the Development
Application
Where Council receives valid objections
relating to loss of coastal views from
huildings that are adjoining or adjacent
(separated by public road) you must
either
(a) provide photomontage(s) taken
from affected buildings (views
from balconies and windows to
living areas) with the proposed
development inserted.
Or
(b) If the requirements of (a) above
have not been provided, you will
be required to frame-up the
profile of the portion of the

building which is responsible for the impact prior to Council inspecting the site. You may at that stage wish to amend the application to reduce impacts or provide an explanation as to why the impacts cannot be reduced.	
determined by Council staff.	
C8. Different Types of Residential Developme	ent
The CV LEP 2011 permits with development consent different types of residential development depending on the residential zone as shown in TABLE C1. See CV LEP 2011 for all land uses permitted in residential zones.	COMPLIES The proposal is permissible with Consent in the R3 Zone.
New residential developments of 10 or more dwellings are to provide 1 unit of affordable housing in each 10 units of housing developed. Refer to Council's Affordable Housing Policy (2015) for further information. All new residential housing must address the Clarence Valley Council Adaptable Housing Guidelines, June 2011.	A Social Impact Assessment has been submitted with the application and addresses affordability. Council's Affordable Housing Policy does not provide clear guidance on how affordability is assessed having regard to the price of a dwelling compared with the median price of a comparable dwelling in the same market. Notwithstanding, HTA communities typically offer housing below the median house price and without stamp duty or entry fees. The price point and dwelling types provide opportunity for residents to downsize into lower-maintenance secure community
C9. Minimum site area for dwelling houses	lower maintenance, secure community.
<ul> <li>C9.1. In the R1 General Residential, R2 Low Density and R3 Medium Density zones a minimum site area of 400 m<sup>2</sup> for dwelling houses applies</li> <li>Within this area it must be possible to fit a rectangle suitable for building measuring 10 metres by 15 metres behind the building line</li> </ul>	<b>COMPLIES</b> The definition of 'site area' in the CVLEP is as follows: <b>site area</b> means the area of any land on which development is or is to be carried out. The land may include the whole or part of one lot, or more than one lot if they are contiguous to each other, but does not include the area of any land on which
For lots less than 560m2 special requirements apply to development applications for subdivision. See clause J8 Subdivision Requirements for lots less than 560m2	development is not permitted to be carried out under this Plan. In accordance with this definition, the site area is 6.65ha in one lot. The proposal does not involve the subdivision of the land; therefore, the site area will be maintained at 6.65ha under a single Title owned and managed by HTA.

	The proposal achieves an average of 1 dwelling
	per 489m <sup>2</sup> or 21 dwellings per hectare Rv way of
	comparison existing medium density residential
	surrounding the subject site achieves an average
	of 1 dwelling per $320m^2$ or 20 dwellings per
	bectare The following sites are included in the P2
	Zono in the proof immediately surrounding the
	which the areas immediately surrounding the
	subject site.
	<ul> <li>15A Shores Drive-Average 1 dwelling per 265m<sup>2</sup></li> </ul>
	<ul> <li>1 Park Avenue – Average 1 dwelling per 318m<sup>2</sup></li> </ul>
	<ul> <li>3 Park Avenue – Average 1 dwelling per 356m<sup>2</sup></li> </ul>
	<ul> <li>91 Yamba Road – Average 1 dwelling per 250m<sup>2</sup></li> </ul>
	<ul> <li>32 Park Avenue – Average 1 dwelling per</li> </ul>
	<ul> <li>36 Park Avenue – Average 1 dwelling per</li> </ul>
	360m <sup>2</sup>
	<ul> <li>28 Telopea Avenue – Average 1 dwelling per 495m<sup>2</sup></li> </ul>
	The above calculations include common property,
	such as driveways and common areas. The actual
	site area for each dwelling is, on average, 250m
	350m².
	The proposal is therefore consistent with (or
	the proposal is therefore consistent with (or
	the reasonable expectation for the development
	in the P2 Zone
	Net applicable
C9.2. In the R5 Large Lot Residential zone	
different localities have different	
minimum lot sizes required for a dwelling	
house, ranging from 4000m <sup>2</sup> to 4	
hectares.	
The site area for a dwelling house in the BE	
zone is the minimum lot size for	
subdivision shown for the land on the Lat	
Size Man	
Note: Site grass is defined in the CV/150	
2011 Site greg moons the greg of any	
land on which development is or is to be	
carried out. The landmay include the	
whole or part of one lot ormore than	
one lot if they are contiguous toesch	
other but does not include the area of	
any land on which development is not	

permitted to be carried out under this Plan.		
C10. Minimum site area for dual occupancies	and semi-detached dwellings in R1_R2 and R3 zones	
Not Applicable		
C11. Requirements for dual occupancies in the R5 zone		
Not Applicable		
C12. Minimum site area for residential flat b	uildings, attached dwellings, multi dwelling housing	
and servicedapartments		
C12.3. A minimum site area does not apply	Not applicable	
in the R3 zones in the Angourie, Iluka,		
Maclean, Townsend and Yamba for		
residential flat buildings, multi dwelling		
housing and serviced apartments, except for		
the Yamba Hill area, where a 400m <sup>2</sup>		
minimum site area applies for these		
this DCP for controls applying to Yamba Hill		
A summary of the Minimum Site Area		
Requirements for all main forms of		
residential accommodation is at Table C2.		
C13. Building height		
C13.1. A maximum building height applies to	COMPLIES	
all development of land in the R1 General		
Residential, R2 Low Density and R3 Medium	The Height of Building Map in the CV LEP and Table	
Density residential zones. Clause 4.3 and the	C3 identifies a building height of 9m for the site. All	
associated Height of Buildings Map in the CV	proposed dwellings will be single-storey with a	
LEP 2011 detail these controls.	maximum height of approximately 4.5m.	
The CV/ LED 2011 Height of Buildings Man	Included in Attachment Architectural Design is a	
should be checked to determine the	Site Sections plan, showing the height of huildings in	
maximum building height applying to any	relation to the existing and finished ground level. All	
property /site.	building remain below the maximum building height	
	of 9m.	
The height of a building is not to exceed the		
maximum height shown for the land on the	As shown on the architectural plans, the proposed	
Height of Buildings Map.	Resident Clubhouse will have a height of	
	approximately 7.2m to the ridgeline of the roof and	
Table C3	up to 8.2m to the highest projection of the	
	architectural feature wall.	
Maximum Heighth ResidentialZones		
Limit (metres)		
KI, KZ and K3 zones,		
Angourie and land		
hehind coastal dunes		
at Diggers Camp		
Minnie Water.		
Sandonand Wooli.		
C13.2. Maximum top plate height of		
buildings		

Where a maximum building height limit applies to land, a maximum top plate building height applies as shown in TABLE C4.Table C4Maximum height of building metresMaximum height to the top plate of building metres6.5496.5	<b>COMPLIES</b> As shown on the architectural plans, the tallest building is the proposed Resident Clubhouse, which is designed with a skilion roof. The maximum height to the top plate is 4.5m.
12       9.5         The top plate building height is measured from ground level (existing) to where the roof beams meet the top plate.         In the case of skillion roofs, the maximum height to the top plate is to be measured to the lower point at which the roof beams meet the top plate.         C14.1 On lead in D1 D2 and D2 an	
C14.1. On land in R1, R2 and R3 zones, other than where a 12 metre height limit applies (see PART W for Yamba Hill controls), all rear dwellings must not exceed a maximum building height to the top plate of 4 metres and 6.5 metres to the highest point on the roof (that is, single storey). This height limit is to maintain the amenity of adjacent dwellings and prevent problems of overlooking.	Not applicable The proposal does not include rear dwellings. The proposed Master Plan creates an internal road network and logical distribution of allotments backing onto the common boundary with external properties. There are no instances of rear allotments; therefore, C14.1 is not applicable. Notwithstanding, all dwellings throughout the community will provide a low-profile, single-storey construction. Included in the <b>Attachment_Architectural Design</b> are sections showing the proposed dwelling heights in relation to existing and finished ground level. The sections confirm the maximum height of dwellings will be up to 5.4m above existing ground level and 4.045m above finished ground level. Height to the top plate will range from 3.5-4m.
C14.2. All dual occupancies and residential accommodation on internal allotments, that being allotments served by rights-of-carriageway, battleaxe lots, or other non street frontage allotments, are also limited to a maximum building height to the top plate of 4 metres and 6.5 metres to the highest point on the roof for the same reasons.	<b>COMPLIES</b> This response acknowledges the site may be deemed a 'non-street frontage allotment'. Included in the <b>Attachment_Architectural Design</b> are sections showing the proposed dwelling heights in relation to existing and finished ground level. The sections confirm the maximum height of dwellings will be up to 5.4m above existing ground level and

	4.045m above finished ground level. Height to the
	top plate will range from 3.5-4m.
	The proposed heights comply with C14.2 and
	therefore meets the performance measure of
	maintaining amenity of adjacent dwellings.
C14.3. Dwellings located at the rear or on	Not applicable
internal lots that exceed the 6.5 metre	
height limit may be considered where;	As noted, the proposed dwelling height will not
	exceed 6.5m.
a. the predominant form of	
development is 2 storeys or more,	
and	
b. topography enables 2 storeys	
without loss of amenity, views and	
privacy from neighbouring	
dwellings.	Natanaka
circle storey development (the 6 5 metre	Not applicable
beight limit) on internal lots or buildings	As noted the proposed dwelling height will not
without street frontages will be considered if	exceed 6 5m
it can be demonstrated that there is no	
unreasonable loss of privacy (overlooking) or	
over-shadowing caused by the additional	
height of the proposed building.	
C14.5. Where the 6.5 metre height limit is to	Not applicable
be exceeded, privacy screens on balconies or	
landscaping should be considered to address	As noted, the proposed dwelling height will not
privacy.	exceed 6.5m.
C15. Variation to the Maximum Height of	of a Building
A variation to the maximum height of	Not applicable
buildings as identified on the Clarence Valley	
LEP 2011 Height of Buildings Map may be	Buildings will not exceed the 9m height identified on
achieved by using clause 4.6 (2) Exceptions	the Clarence Valley LEP Height of Buildings Map.
to development standards in the following	
circumstances:	
a to most flag by start at the start	
a. to meet flood control requirements of	
Part D of this DCP only if the fill required	
is less than I metre in height, of	
h to enable development to be stepped	
down a steen slone where a 65 metre	
maximum building height annlies	
C16. Setbacks	
C16.1. Setbacks are required to meet the	COMPLIES
following objectives:	
a. sufficient separation of buildings to	Included in the Attachment Architectural Design
provide privacy and sunlight access for	are plans confirming the dwellings are designed to
neighbouring dwellings	provide privacy, separation and a variety of
b. buildings setback from the street to	setbacks.

	<u> </u>	
provide adequate space	e for landscaping,	
privacy and an attractiv	e streetscape.	All setbacks comply with the design and siting
c. a design that reduces t	he apparent bulk	requirements for dwellings, as stated in Table C5
of the new buildings.		below.
All development in R1,	R2, R3 and R5	As detailed in the SEE, this DA is not seeking
residential zones must c	omply with the	approval for the dwellings and instead, all dwellings
following setbacks, except	where setbacks	will be subject to subsequent Development
are identified in another Pa	rt of this DCP. For	Approval and then Section 68 approval under the
example, See PART P for Ar	igourie setbacks.	Local Government Act.
Uproofed paties no great	or than 600 mm	
shove ground level will	be permitted to	
above ground level, will be permitted to		
but must not have balustra		
		Noted
CV LEP 2011 as below:	K is defined in the	Noted
Building line or setback mea	ans the horizontal	
other stated boundary (measu	ured at 90	
degrees from the boundary) a	ind:	
(a) a building wall, or	halaany daak ar	
the like, or	balcony, deck of	
(c) the supporting posts of	a carport or	
verandah roof,	rtaat	
	nesi.	
C16.2. In the R1, R2 and R3	<b>3 zones</b> minimum	COMPLIES
setbacks are as follows:		
<b>-</b>		The site has two property boundary frontages to
Front - 6 metres	in the TADLE CE	Park Avenue (east and west). All proposed dwellings
Side and rear- as set out in the TABLE C5		are setback greater than 6m from both Park Avenue
below, unless zero setback	provisions are to	property boundary frontages.
Table C5		All internal driveways are privately owned and
Maximum height of	Side & rear	dwelling sites are not property boundaries
building	setbacks	awening sites are not property boundaries.
(metres)		All dwellings comply with the side and rear setbacks
Up to 6.5m	900mm	stated in Table C5.
Over 6.5m and up to9m	1.5 metres	
Over 9m andup to 12m	3 metres	Dwellings and setbacks have been designed to
		provide high-amenity, low-maintenance living for
		residents aged over-50, living in a residential land-
		lease community environment.
16.3 Not applicable		
C16.4. Setbacks from S	ervices Buildings	COMPLIES
should not be built over	r any registered	Included in Attachment_Engineering Services
easement, sewer main or water main. All		Report is a Services Plan confirming the location of
buildings should be setback	x 1.5 metres from	services and easements. The ESR confirms internal
any sewer main		private services and easements including the

	proposed relocation of a sewer rising main
	easement within the site and adjacent to the
	western boundary. Future dwellings and buildings
	will be located outside of all easements.
All buildings should be setback a minimum of	COMPLIES
1.5 metres from any sewer main that is less	See the Engineering Services Report Attached.
than 1.5 metres deep. Where the sewer is	
between 1.5 metres and 3 metres deep, the	
minimum setback from buildings should be	
2.5 metres. Where the sewer is greater than	
3 metres deep, the minimum setback for	
buildings will be determined by Council staff	
following an assessment of maintenance and	
access requirements.	
For detailed engineering requirements for	
for Building in Close Provimity to Sewers No.	
1 42	
1.12.	
Consult with Council's Engineering staff	
when the proposed development is close to	
any easement or required easement	
setback.	
setback. C16.5. Secondary Frontage Setbacks	Not applicable
setback. C16.5. Secondary Frontage Setbacks C16.6. Setbacks to levee walls	Not applicable Not applicable
setback. C16.5. Secondary Frontage Setbacks C16.6. Setbacks to levee walls C16.7. Setbacks to Canals and Waterways	Not applicable Not applicable Not applicable
setback. C16.5. Secondary Frontage Setbacks C16.6. Setbacks to levee walls C16.7. Setbacks to Canals and Waterways C16.8. Setbacks to laneways	Not applicable Not applicable Not applicable Not applicable
setback. C16.5. Secondary Frontage Setbacks C16.6. Setbacks to levee walls C16.7. Setbacks to Canals and Waterways C16.8. Setbacks to laneways C17. Variation to Setbacks	Not applicable Not applicable Not applicable Not applicable
setback. C16.5. Secondary Frontage Setbacks C16.6. Setbacks to levee walls C16.7. Setbacks to Canals and Waterways C16.8. Setbacks to laneways C17. Variation to Setbacks C17.1. New development should	Not applicable Not applicable Not applicable Not applicable COMPLIES
setback. C16.5. Secondary Frontage Setbacks C16.6. Setbacks to levee walls C16.7. Setbacks to Canals and Waterways C16.8. Setbacks to laneways C17. Variation to Setbacks C17.1. New development should complement the existing setback pattern in	Not applicable Not applicable Not applicable Not applicable <b>COMPLIES</b> As noted above, the proposed development has
setback.C16.5. Secondary Frontage SetbacksC16.5. Secondary Frontage SetbacksC16.6. Setbacks to levee wallsC16.7. Setbacks to Canals and WaterwaysC16.8. Setbacks to Canals and WaterwaysC16.8. Setbacks to Canals and WaterwaysC16.7. Variation to SetbacksC17. Variation to SetbacksC17.1. New development shouldcomplement the existing setback pattern inthe street, be it uniform or varied.	Not applicable Not applicable Not applicable Not applicable <b>COMPLIES</b> As noted above, the proposed development has been designed to comply with the setback
setback.C16.5. Secondary Frontage SetbacksC16.6. Setbacks to levee wallsC16.7. Setbacks to Canals and WaterwaysC16.8. Setbacks to lanewaysC17. Variation to SetbacksC17.1. New development should complement the existing setback pattern in the street, be it uniform or varied.	Not applicable Not applicable Not applicable Not applicable <b>COMPLIES</b> As noted above, the proposed development has been designed to comply with the setback requirements without variation. All dwellings are
setback.C16.5. Secondary Frontage SetbacksC16.6. Setbacks to levee wallsC16.7. Setbacks to Canals and WaterwaysC16.8. Setbacks to Canals and WaterwaysC16.8. Setbacks to Canals and WaterwaysC16.7. Variation to SetbacksC17. Variation to SetbacksC17.1. New development shouldcomplement the existing setback pattern inthe street, be it uniform or varied.Variation to reduce the front setback will bevariation to reduce the front setback will be	Not applicable         Not applicable         Not applicable         OMPLIES         As noted above, the proposed development has been designed to comply with the setback requirements without variation. All dwellings are setback greater than 6m to the front property hourse for the site which is Dark August Setback
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setback.C16.5. Secondary Frontage SetbacksC16.6. Setbacks to levee wallsC16.7. Setbacks to Canals and WaterwaysC16.7. Setbacks to Canals and WaterwaysC16.8. Setbacks to Canals and WaterwaysC16.7. Variation to SetbacksC17. Variation to SetbacksC17.1. New development shouldcomplement the existing setback pattern in the street, be it uniform or varied.Variation to reduce the front setback will be considered where existing front setbacks in the R1, R2 and R3 zones are not 6 metres and in the R5 zone are not 10 metres. A variation to a setback will be considered on morit	Not applicable         Not applicable         Not applicable         Not applicable         COMPLIES         As noted above, the proposed development has been designed to comply with the setback requirements without variation. All dwellings are setback greater than 6m to the front property boundary of the site, which is Park Avenue. Setbacks of dwellings to internal private driveways will range from 2-3m, with deep-planted landscaping to all frontages
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setback.C16.5. Secondary Frontage SetbacksC16.6. Setbacks to levee wallsC16.7. Setbacks to Canals and WaterwaysC16.7. Setbacks to Canals and WaterwaysC16.8. Setbacks to Canals and WaterwaysC16.7. Variation to SetbacksC17. Variation to SetbacksC17.1. New development should complement the existing setback pattern in the street, be it uniform or varied.Variation to reduce the front setback will be considered where existing front setbacks in the R1, R2 and R3 zones are not 6 metres and in the R5 zone are not 10 metres. A variation to a setback will beconsidered on merit.	Not applicable         Not applicable         Not applicable         OMPLIES         As noted above, the proposed development has been designed to comply with the setback requirements without variation. All dwellings are setback greater than 6m to the front property boundary of the site, which is Park Avenue. Setbacks of dwellings to internal private driveways will range from 2-3m, with deep-planted landscaping to all frontages.         By       comparison,
setback.C16.5. Secondary Frontage SetbacksC16.6. Setbacks to levee wallsC16.7. Setbacks to Canals and WaterwaysC16.7. Setbacks to Canals and WaterwaysC16.8. Setbacks to Canals and WaterwaysC16.7. Variation to SetbacksC17. Variation to SetbacksC17.1. New development should complement the existing setback pattern in the street, be it uniform or varied.Variation to reduce the front setback will be considered where existing front setbacks in the R1, R2 and R3 zones are not 6 metres and in the R5 zone are not 10 metres. A variation to a setback will beconsidered on merit.	Not applicable         Not applicable         Not applicable         OMPLIES         As noted above, the proposed development has been designed to comply with the setback requirements without variation. All dwellings are setback greater than 6m to the front property boundary of the site, which is Park Avenue. Setbacks of dwellings to internal private driveways will range from 2-3m, with deep-planted landscaping to all frontages.         By comparison, existing medium density developments in the surrounding area, typically
setback.C16.5. Secondary Frontage SetbacksC16.6. Setbacks to levee wallsC16.7. Setbacks to Canals and WaterwaysC16.7. Variation to SetbacksC17. Variation to SetbacksC17.1. New development should complement the existing setback pattern in the street, be it uniform or varied.Variation to reduce the front setback will be considered where existing front setbacks in the R1, R2 and R3 zones are not 6 metres and in the R5 zone are not 10 metres. A variation to a setback will beconsidered on merit.	Not applicableNot applicableNot applicableNot applicableCOMPLIESAs noted above, the proposed development has been designed to comply with the setback requirements without variation. All dwellings are setback greater than 6m to the front property boundary of the site, which is Park Avenue. Setbacks of dwellings to internal private driveways will range from 2-3m, with deep-planted landscaping to all frontages.By comparison, existing medium density developments in the surrounding area, typically contain a 6m driveway on one side with 0-3m
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setback.C16.5. Secondary Frontage SetbacksC16.6. Setbacks to levee wallsC16.7. Setbacks to Canals and WaterwaysC16.7. Setbacks to Canals and WaterwaysC16.8. Setbacks to Canals and WaterwaysC16.7. Variation to SetbacksC17. Variation to SetbacksC17.1. New development should complement the existing setback pattern in the street, be it uniform or varied.Variation to reduce the front setback will be considered where existing front setbacks in the R1, R2 and R3 zones are not 6 metres and in the R5 zone are not 10 metres. A variation to a setback will beconsidered on merit.	Not applicableNot applicableNot applicableNot applicableCOMPLIESAs noted above, the proposed development has been designed to comply with the setback requirements without variation. All dwellings are setback greater than 6m to the front property boundary of the site, which is Park Avenue. Setbacks of dwellings to internal private driveways will range from 2-3m, with deep-planted landscaping to all frontages.By comparison, existing medium density developments in the surrounding area, typically contain a 6m driveway on one side with 0-3m setback from the driveway to the dwelling and a small garden bed. This is shown in the images below, which are unit complexes adjoining the subject site.



<ul> <li>(a) the position of adjacent buildings and their residential character</li> <li>(b) location of existing vegetation</li> <li>(c) the effect on sightlines and visibility for pedestrians and vehicles</li> <li>(d) size, shape and grade of the lot.</li> <li>(e) the facade of the proposed building or buildings which will face the street and the proposed landscaping which is visible from the street.</li> <li>(f) the proposed location of any private open space, courtyard or landscaped areas.</li> <li>(g) the orientation of the allotment and the proposed siting of the dwelling with regard to the sun and prevailing winds.</li> <li>Reasons for the variation must be provided.</li> <li>Eg. steep slope, existing setback is 4 metres,</li> </ul>	the size, location and orientation of the site and provides a high-standard of built form and amenity.
solar access, etc.	
<ul> <li>C17.4. Courtyard walls or other screening of private open space will be permittedforward of the 6 or 10 metre front setback if visibility for traffic is not detrimentally affected.</li> <li>The orientation of the lot requires the setback area to be used as private open space. The amenity and landscaping are enhanced.</li> <li>C17.5. Variation to side and rear setbackswill be considered on merits if a better development outcome or clear advantagesin other aspects of the design are achieved with regard to overshadowing and overlooking. Compensatory setbacks</li> </ul>	COMPLIES As shown on the Attachment_Landscape Design, the proposal incorporates landscape features at the Park Avenue frontages of the site. The features enhance the amenity of the entry and will not impact visibility of traffic.
elsewhere in a development will be considered in granting variation to side and rear setback requirements.	
C18. Zero Setbacks	
Applications for zero lot line development (zero setbacks) will be considered in R1, R2 and R3 zones where the relevant lot orlots are part of an integrated subdivision design and provision is made for adequate easements on adjoining properties for maintenance and support.	Not applicable Zero lot line development is not proposed.
A zero side setback can apply if;	
a. there is no significant overshadowing	

adjoining land.	
b. there are no windows or openings.	
c. the eaves do not overhang.	
d. the building is no higher than 4 metresto	
where the root beams meet the top	
plate and 6.5 metres to the highestpoint	
The wall has the applicable fire rating	
e. The wait has the applicable fire rating	
under the BCA.	
Consideration of zero setbacks for infill	
development, where the proposal is notpart	
of an integrated development, will only be	
considered for garages, carports and similar	
buildings/structures and where the wall on	
the boundary has a maximum length of 7	
metres.	
C19 Landscaped Area requirements in the R2	, R2 and R3 Zones
<b>C19.1.</b> All development on land in the R1 and	Not applicable
R2 Low Density Residential zone must have	The site is in the R3 Zone.
a minimum of 45% of the site area as	
landscaped area, unless a landscaped area	
of this DCD	
C19.2 All development on land in the P2	COMPLIES
Medium Density Residential zone must have	Based on the definition of 'landscape area' the part
a minimum of 35% of the site area is	of the site used for growing plants grasses and trees
landscaped area	but excluding buildings, structures and hard paved
	areas: is 35%. Please see Attachment Landscape
	<b>Design,</b> which clearly documents the areas included
	in the landscape space calculation.
	in the landscape space calculation.
	in the landscape space calculation. The landscape space has been carefully located to
	in the landscape space calculation. The landscape space has been carefully located to maximum effect, creating separation to surrounding
	in the landscape space calculation. The landscape space has been carefully located to maximum effect, creating separation to surrounding sites and a strong sense of openness when viewed
	in the landscape space calculation. The landscape space has been carefully located to maximum effect, creating separation to surrounding sites and a strong sense of openness when viewed from Park Avenue. The open space areas will be
	in the landscape space calculation. The landscape space has been carefully located to maximum effect, creating separation to surrounding sites and a strong sense of openness when viewed from Park Avenue. The open space areas will be landscaped and maintained by HTA.
<b>C19.3.</b> A Development Application must	in the landscape space calculation. The landscape space has been carefully located to maximum effect, creating separation to surrounding sites and a strong sense of openness when viewed from Park Avenue. The open space areas will be landscaped and maintained by HTA. <b>COMPLIES</b>
<b>C19.3.</b> A Development Application must clearly indicate the area designed to meet	in the landscape space calculation. The landscape space has been carefully located to maximum effect, creating separation to surrounding sites and a strong sense of openness when viewed from Park Avenue. The open space areas will be landscaped and maintained by HTA. <b>COMPLIES</b> Included in <b>Attachment_Landscape Design</b> and <b>Attachment_Landscape Design</b> and
<b>C19.3.</b> A Development Application must clearly indicate the area designed to meet the landscaped area requirements. Dimensions must be shown on the plane.	in the landscape space calculation. The landscape space has been carefully located to maximum effect, creating separation to surrounding sites and a strong sense of openness when viewed from Park Avenue. The open space areas will be landscaped and maintained by HTA. <b>COMPLIES</b> Included in <b>Attachment_Landscape Design</b> and <b>Attachment_Architectural Design</b> are dimensioned plans for landscape areas
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C20. Private Open SpaceRequirements	
C20.1. All dwellings in R1, R2 and R3	COMPLIES
residential zones must be provided with an	All dwellings are provided with an area of private
area of private open space. Where a	open space.
dwelling is within a residential flat building	
or serviced apartment with no ground level	
access, the requirements of Clause C21.1	
apply.	
<b>C20.2.</b> For attached dwellings, dwelling	PROPOSED VARIATION
houses, secondary dwellings, dual	Please refer to the SEE Report for an assessment of
occupancies multi dwelling housing and	C20.2 in addition to the following
semi-detached dwellings private open	
space must meet the following	As detailed in the <b>Attachment Architectural</b>
requirements:	<b>Design</b> each dwelling has private open space
	designed to provide a rear alfresso and setback area
1 An area of $EOm^2$ in one parcel with a	of approximately 20m <sup>2</sup> and a minimum dimonsion
1. All alea of Solit III one parcel, with a	or approximately some and a minimum dimension
regular shape and a minimum dimension	ranging from 4.1m to 5m.
of 4.5 metres.	
2. For secondary dwellings, a minimum	All areas will be level and accessible from within
area of 24m <sup>2</sup> with a minimum dimension	1. 50m² in one parcei with a minimum
of 4 metres must be provided.	dimension of 4.5m;
3. A level area, or if terraced, a minimum	ii. A level area, located with direct access to
width of 4.5 metres.	internal living areas;
4. Located with direct access to livingareas	iii. Located behind the front setback line and
of the dwelling.	on the northern and eastern side of the
5. Located behind the front setback line.	dwelling.
6. Located on the northern or easternside	
of the dwelling.	The private open space areas provide quality, low-
	maintenance, level and accessible alfresco
Additional private open space may be	courtyards that are private and have solar access.
provided within the front setback.	The focus is to provide housing choice and lifestyle,
	with access to resort-style facilities, open space and
Private open space should appear clearly	security.
defined for private use. This can be achieved	
by siting in relation to the dwelling, and	All submitted house floor plans show right-hand
enhanced by landscaping and screening.	driveways and alfresco areas in the rear-left. The
Walls, fences and/or planting and the	dwelling can be mirrored to suit the site location and
buildings themselves can be used to provide	orientation i.e. left-hand driveway, alfresso in the
screens to avoid overlooking onto private	rear-right
open space	
Note:	
NOLC.	
Private open enges is defined in CVUED2011	
as follows:	
as iuliuws.	
to a building (including	
to a building (including an area of land,	
terrace, balcony or deck) that is used for	
private outdoor purposes ancillary to the use	
of the building.	
Private open space for dwellings within reside	ential flatbuildings and serviced apartments
Not applicable	

C22. Landscaping		
C22.1. The objectives of the Landscaping	COMPLIES	
controls are:	The proposal achieves the objectives of the DCP	
• To contribute to the streetscape	landscape controls. The submitted landscape	
character and enhance the appearance	designs in Attachment_Landscape Design	
of development from the street and	demonstrates thoughtful design, location and selection of landscaping throughout the	
• To encourage plant selection that is	community. The landscape selections and design	
sensitive to local climate tonography	are tailored to provide the end user with a safe,	
and natural features:	walkable and high-amenity living environment.	
<ul> <li>To ensure that landscaping is safe and</li> </ul>		
<ul> <li>To ensure that landscaping is saleand</li> <li>appropriate in the setting:</li> </ul>	As the owner and operator of the community, with	
• To identify the types of developments	permanent on-site management and maintenance	
• To identify the types of developments	staff, HIA is committed to the ongoing quality of	
requirements apply	landscape spaces throughout the community.	
To oncure landscening isintegrated into		
to ensure landscaping isintegrated into     the design of development and		
that		
e dovelonment applications		
<ul> <li>development applications</li> <li>requiring landscaping provide sufficient</li> </ul>		
information to enable a proper		
assessment of the proposal		
C22.2. A Landscaping Plan is required with	Not applicable	
all development applications except		
applications for:		
• Minor ancillary development (e.g.shed,		
fence, garage);		
• Dwelling houses (unless on a lotwith		
an area less than 560m <sup>2</sup> );		
Secondary dwellings;     Change of use where no building works		
Change of use where no building works		
are proposed;		
ivinior alterations and additions to     evisting developments:		
• Subdivision proposals that do not		
involve the provision of a publicroad		
C22.3. The following criteria apply to	COMPLIES	
landscaping in Residential zones:	Landscape design, plant selection, visitor parking	
(i) Landscaping should complement the	and streetscapes have been designed specific to the	
building design and function of the	use for over-50s Residential Land Lease community.	
development and a large proportion of		
the front setback area must be	I ne design allows for visibility, safety (no trip	
landscaped. Trees with a mature height		
matching the scale and bulk of the	The intent is to create a safe, walkable community	
development should be used.	with lower-maintenance native vegetation. On site	
(ii) Planting should be in keeping with the	community manager and ground staff will maintain	

	principles of the NSW Police Safer by	all communal areas an streetscapes, while home
	Design: Crime Prevention Through	owners have an ability to select vegetation and
	EnvironmentalDesian Guidelines.	landscaping within their dwelling site to suit their
(iii)	Landscaping should integrate with the	lifestyle.
()	design of stormwater management	
	systems	
(iv)	Outdoor parking bays are to be broken.	
(10)	up with planting badscomprising a mix	
	of trees low shrubs (up to 1m) and	
	of trees, low shrubs (up to 1m) and	
	groundcovers. Tree species selected for	
	shade are to have high spreading	
	branches, non- intrusive root systems	
	and low riskot falling branches.	
(v)	Plantings and garden beds are to be	
	located where they can be easily	
	accessed for maintenanceand will not	
	be adversely impacted by, or impact	
	upon, vehicle or pedestrian movement,	
	electricity wires or other utility	
	infrastructure.	
(vi)	Species used should be predominantly	
	local indigenous plant species. No	
	biosecurity matter weed species	
	registered as a priority weed for the	
	North Coast by the Department of	
	PrimaryIndustries should be used.	
(vii)	Landscaping on bushfire prone land	
	must comply with bushfire hazard	
	management requirements, in	
	particular, the NSW Rural Fire Service's	
	Planning for Bushfire Protection 2006.	
	Specific landscaping requirements may	
	apply in some localities, particularly	
	in heritageconservation areas.	
1	see Part F and the locality based	
(22	<b>4</b> Development applications are to be	COMPLIES
acco	ompanied by a Concept Landscaping Plan	The Attachment Landscape Design includes
(at	a minimum) or a Detailed Landscaping	sufficient detail to demonstrate compliance with
Plar	n. The landscaping plan submitted with	the Objectives of C22.1 and criteria in C22.3.
the	Development Application must provide	
eno	ugh detail to enable assessment of the	
pro	posed landscaping in relation to the	
ODJ6	ectives at clause C22.1 and the criteria at	
Plar	is not provided with the Development	
	Application, any development	

approval will include a condition requiring submission of a Detailed Landscaping Plan	
prior to the release of any Construction	
Certificate Landscape plans are to be	
prepared by a person competent in the field	
<b>C22.5</b> Concept Landscaping Plans are to	COMPLIES
contain the following information:	All information has been provided in the
(i) Lot boundaries	Attachment Landscane Design
(i) Lot boundaries,	Actionment_Landscape Design
(II) North point and appropriatescale (e.g.	
1:100 or 1:200);	
(iii) Legend;	
(iv) Date, version and	
draftsperson's name;	
(V) Location of any utility infrastructure	
and easements;	
(vi) Indicative planting areas (indicated as	
trees, shrubs, groundcovers) and	
indicativeplant species;	
(vii) Calculation of landscaped area.	
demonstrating compliance with any	
minimum landscaped area required by	
alaura C10:	
clause C19;	
(VIII) Fencing, retaining walls and other	
structures;	
(ix) Location and botanical name of any	
existing trees that are to beretained as	
well as any existingtrees that are to be	
removed.	
C22.6. Detailed Landscaping Plans are to	COMPLIES
contain the information required in a	The submitted Attachment_Landscape Design
Concept Landscaping Plan at clause C22.5 as	provides sufficient detail about the size, location
well as the following:	and quantity of landscaping, fencing, structures,
(i) Materials, height and dimensions of	surfaces and plants suitable for the DA. Hometown
proposed fences, retaining walls and	Australia will accept reasonable and relevant
other structures;	conditions requiring compliance and if required,
(ii) Layout and spacing of all plants, with	construction design documents certified in
each species clearly labelled:	accordance with the submitted
(iii) Contours and topographical features	Attachment_Landscape Design.
(iv) Proposed huildings surface treatments	
and adding treatments garden hade	
and edging treatment to garden beds	
including paving, gravel, turr, concrete,	
car parks, driveways and	
drivewaycrossovers;	
(v) Root barriers to prevent impact on	
existing and	

proposed infrastructure where	
relevant;	
(vi) A 'Plant Schedule' that lists:	
a. The Botanical Name and Common	
Name of all plants, sorted under the	
headings: Trees,	
Shrubs,	
Groundcovers;	
b. Quantity of each species;	
c. Planting pot/container sizes;	
d. Species height at maturity;	
e. Section details of proposedplanting	
method and staking;	
f. Details of maintenance period and	
program.	
C23. Secondary Dwellings	
Not applicable	Not applicable
C24. Provision of EssentialServices	
C24.1. General	NOTED
The controls in this part of the DCP provide	
further guidance in relation to clause 7.8	
Essential Services of the Clarence Valley LEP	
2011. Refer also to Part J of this DCP.	
Clause 7.8 requires Council to be satisfied	
that any utility infrastructure that is essential	
for the proposed development is available or	
that adequate arrangements have been	
made to make that infrastructure available.	
Such infrastructure includes the supply of	
water. electricity. the disposal and	
management of sewage, stormwater	
management, telecommunications and	
suitable road access.	
C24.2. Supply of water	COMPLIES
	An Engineering Services Report has been prepared
Subdivision and development must be	and submitted with the DA in
connected to a reticulated town water	Attachment_Engineering Services Report.
supply system at a point acceptable to	
Council. Variations to this requirement may	The report confirms the development will be
be considered where reticulated services are	connected to reticulated water supply and fire
not currently available to the property and	hydrants will be installed in the development.
extension of those services is not	The star is set in a local first star
environmentally and/or economically	i ne site is not in a bushfire prone area.
Hydraulic details prepared by a suitable	
qualified hydraulic consultant must be	
provided for water supply work (including	

fire services) in all new multi dwelling housing and residential flat buildings. These details are to be submitted to Council for approval prior to issue of the Construction Certificate.	
In areas where a reticulated water supply is not available or connection to such is deemed unacceptable a domestic water storage capacity (i.e. for a dwelling house) of 45,000 litres must be provided.	
Where more than 2 Class 1a dwellings are to be erected on a property and any of those dwellings are more than 90 metres from a street hydrant, an on-site fire hydrant must be provided. The fire hydrant system shall comply with AS 2419.1.	
On land in bush fire prone areas that is not serviced by a reticulated water supply, a water supply reserve must be provided for fire fighting purposes. The water requirements for fire fighting purposes in TABLE C6 must be met. Refer to the NSW Rural Fire Service current publication, Planning for Bushfire Protection 2006	
C24.3 Disposal and management of sewage	
Subdivision and development must be	COMPLIES
connected to a reticulated seweragesystem.	See Attachment_Engineering Services Report.
system is not available nor otherwise	The report has been prepared by a suitably qualified
possible, wastewater disposal must comply	consultant and confirms the development will be
with the Clarence Valley Council On-site Wastewater Management Strategy2005.	connected to the reticulated sewer network.
A development application for a new dwelling in an unsewered area must meet the standard criteria in the On- site Wastewater Management Strategy. Where the criteria cannot be met, then the development application must include an Effluent Management Report prepared by a suitably qualifiedwaste water consultant or Engineer.	
In unsewered areas on an existing lot where there is an increase in the number of dwellings, or an increase in the number of bedrooms or it is proposed to replace an	

existing dwelling, Council will require upgrading of the on-site waste water system in accordance with the current On-site Wastewater ManagementStrategy unless a wastewater consultant can justify otherwise. Referto the Clarence Valley Council On-site Wastewater Management Strategy for details.	
Hydraulic details, prepared by a suitable qualified hydraulic consultant, must be provided for sewer work in all new multi dwelling housing and residential flat buildings. These details are to be submitted to Council for approval prior to issue of the Construction Certificate.	
C24.4 Supply of electricity	
Development must be connected to a mains power supply. Connection to an underground power network is required unless the lot has frontage to a road which is serviced by an existing overhead electricity service or where the energy provider determines the ground conditions are unsuitable for underground provision of services.Refer also to Part J12.1. Alternative power sources can beconsidered where the economic cost and likely environmental impact of connections is unacceptable.	<b>COMPLIES</b> See <b>Attachment_Engineering Services Report.</b> The report confirms the development will be connected to mains power supply and fire hydrants will be installed in the development.
C24.5 Provision of suitable	
Development (including dwelling	COMPLIES
houses/residential development) and subdivision must be serviced by a sealed constructed vehicular access that has direct frontage to a sealedpublic road or a Category 1 unsealed road that is listed in Councils adopted Roads Policy, that is Councils' Road Asset (Maintenance) List; the standard of road access is to comply with Part Jof this DCP, the Northern Rivers LocalGovernment Development and Design Manual, the Northern Rivers Local Government Construction Manual. Alesser standard may be considered having regard to the nature	See Attachment_Engineering Services Report. The documents confirm the site has access via a sealed public road (Park Avenue) and each dwelling site will have access to a sealed driveway, privately owned and maintained by Hometown Australia.

Northern Rivers Local Government Construction Manual.	
Where an allotment does not have direct frontage to a sealed public road or a Category 1 unsealed road, an applicant may request that Council extend the sealed public road or the Category 1 unsealed road network to service the development. Any request under this clause must accompany the development application and must address the criteria set out in Council'sRoads Policy.	
In relation to proposed dwelling houses on existing allotments only, where an allotment does not have direct frontage to a sealed public road or a Category 1 unsealed road, Council may permit provision of vehicular access from a Category 2road subject to the considerations at (e) and (f) below. Any request for Council to extend the Category 2 unsealed road network to service the development must accompany the development application and must address the criteria set out in CouncilsRoads Policy.	
A decision to extend the sealed public road or unsealed Category 1 and Category 2 road network must be made by resolution of Council, as suchany application using (b) or (c) above will be reported to Council fordetermination.	
The applicant must note that the Roads Policy requires any additional lengths of sealed public road or unsealed Category 1 or Category 2road to be constructed to current engineering standards at no cost toCouncil prior to being transferred to Council ownership or added to the scheduled maintenance list as a Category 1 or Category 2 road. This will be reflected in any conditions of consent should the road network extension be approved.	
C24.6 Storm water Management	COMPLIES
<u>dente</u>	See Attachment Engineering Services Report
Development must comply with the	vie
requirements of Dart L Sustainable Mater	The documents confirm the douglanment contribution
requirements of Part n Sustainable Water	The documents commit the development complies

Controls and Part I Erosion and Sediment	with sustainable water controls and erosion and
Control and the latest Northern Rivers	sediment control requirements.
Design Manuals.	
C24.7. Provision of other services and infrast	ructure
Development must be serviced by	COMPLIES
telecommunications and street lighting, as	See Attachment Engineering Services Report.
further provided for in Part J12	
C25. Development on flood liableland	
Development of flood prone land must	COMPLIES
comply with the requirements of PART D of	See Attachment Engineering Services Report.
this DCP.	
C26. Controls for Bush Fire Pronel and	
On bush fire prone land a Development	Not applicable
Application must comply with the NSW Bural	The site is not identified as hushfire prope land
Fire Service Planning for Buchfire	The site is not identified as businifie profie land.
Protection 2006 An Assot Protection Zono	
(ADZ) and adoguate access is required. Use of	
(APZ) and adequate access is equired. Use of	
It is advisable to consult the NSW Bural Fire	
Service.	
A Development Application for bush fire	
A Development Application for bush fire	
prone land must include information to	
snow compliance with the NSW Rural Fire	
Service Planning for Bushfire Protection	
2000.	
<b>C27. Development of land with AcidSulfate </b>	Soils
<b>C27. Development of land with AcidSulfate</b> Specific controls apply to disturbance of land	Soils COMPLIES
<b>C27. Development of land with AcidSulfate</b> Specific controls apply to disturbance of land classified and identified as Acid Sulphate	Soils COMPLIES An assessment of Clause 7.1 is included in the SEE.
<b>C27. Development of land with AcidSulfate</b> Specific controls apply to disturbance of land classified and identified as Acid Sulphate Soils On the Clarence Valley LEP 2011 Acid	Soils COMPLIES An assessment of Clause 7.1 is included in the SEE.
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<b>C27. Development of land with AcidSulfate</b> Specific controls apply to disturbance of land classified and identified as Acid Sulphate Soils On the Clarence Valley LEP 2011 Acid Sulphate Soils Map. See CV LEP 2011 clause 7.1 Acid SulfateSoils.	Soils COMPLIES An assessment of Clause 7.1 is included in the SEE.
<ul> <li>C27. Development of land with AcidSulfate</li> <li>Specific controls apply to disturbance of land classified and identified as Acid Sulphate</li> <li>Soils On the Clarence Valley LEP 2011 Acid</li> <li>Sulphate Soils Map.</li> <li>See CV LEP 2011 clause 7.1 Acid SulfateSoils.</li> <li>C28. Sites Subject to Land Slip/Geotechnical</li> </ul>	Soils COMPLIES An assessment of Clause 7.1 is included in the SEE. Hazard
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construction and operational phases) must be submitted to Council when a development application is lodged.	
An applications for development, except for minor construction and demolition works involving a construction footprint of less than 50m <sup>2</sup> , must be accompanied by a Waste Management Plan addressing the requirements of Council's <i>Waste Not</i> <i>Development Control Policy</i> (available on Council's website at <u>www.clarence.nsw.gov.au</u> ). The waste management facilities proposed as part of the development must also be clearly illustrated on the plans of the proposed development.	
In multi dwelling housing developments provision should be made for the storage of a garbage and recycling 240 litre 'wheelie bin' (mobile garage bin MGB) at each unit/dwelling. The storage location must be easily accessible to the occupant and to the collection point.	
In large multi dwelling housing and residential flat building developments, Council may require access to the site by waste collection vehicles. This will require internal access roads to be of a standard suitable for a collection vehicle.	
In large multi level developments, containing units without ground level access, an appropriately located and screened waste bin enclosure must be provided. The enclosure shall have capacity to store a 240 litre garbage and recycling bin for every two units.	
C29.2 Liquid Waste	
Any processes that generate liquid wastes must have measures in place to dispose of the waste. A trade waste application must be made to Council under section 68 ofthe Local Government Act when liquid trade waste is proposed to be discharged to Council's sewer. Application forms are available from Council and provide details that must accompany the application prior to any work being undertaken. Typically	Not applicable The Resident Clubhouse and facilities are ancillary to the use and will not trade as commercial premises or businesses. The facilities are used exclusively by residents and fixtures/fittings are of a domestic standard (not commercial cooking etc.). The use does not provide catered meals, dinners etc.

such waste will need pre-treatment to remove oils, greases etc., using an approved device	
C29.3 Solid Waste	
	COMPLIES
Provision must be made for waste to be disposed of in a safe, tidy and environmentally responsible manner. The principles of waste avoidance, reuse and recycling must be followed to develop a sustainable approach to waste management.	A Waste Management Plan is <b>Attached.</b>
C30. Sheds and Occupation of She	eds and Caravans
Not applicable	
C31. Fences and walls	
<b>C31.1.</b> On land in R1, R2, R3 and R5zones front fences and side fences forward of the building line should have a maximum height of 1.2 metres except on corner allotments.	COMPLIES Details of fencing are provided in Attachment_Landscape Design.
On corner allotments fences are not to exceed 900mm in height within 6 metres of the corner of the boundary of the allotment that marks the junction of thetwo streets. <b>C31.2.</b> On land in R1, R2, R3 and R5 zones fences not located within the front setback area are to be a maximum of 1.8 metres. Fences to a height of 1.8 metres may be permitted within the front setback area on a road with high traffic noise or where the main area of private open spaceis located at the front of the dwelling to achieve optimum solar access and require an application. Adequate safety for driveway access must be considered where front fences are higher than 1.2 metres. For example, setting the fence back or lowering the fence height adjacentto the driveway, or constructing the fence on an angle.	Details of walls are provided in Attachment_Engineering Services Report.
<b>C31.3.</b> On land in the R5 zone fences should not detract from the rural character of the locality. This means that in most cases extensive colorbond fencing should not be used.	
<b>C31.4.</b> Where a fence to a height of 1.8 metres is to be constructed within the front setback area the following apply;	

(a) 50% of the fence is to be open (not
solid); and
(b) the fence is compatible with the
dwelling; and
(c) the fence is to be constructed of
materials compatible with the
dwelling/building and character of the
locality; and
(d) the front setback area is the dwelling s
(e) safe driveway access
(e) sale uliveway access.
Variation to fencing controls will be
considered on merit.
<b>C31.5.</b> Some fences may not require
approval of a Development Application if the
exempt development requirements aremet.
Refer to State Environmental Planning
Policy (Exempt and ComplyingDevelopment
<u>Codes) 2008</u> (Parts 1 and 2) CV LEP 2011
clause 3.1 Exempt development and
Schedule 2 ExemptDevelopment.

# SCHEDULE C1 Design Quality Principles of SEPP 65

Principle 1: Context	An analysis of context is provided in
Good design responds and contributes to its context.	Attachment_Conext Analysis and demonstrates the
Context can be defined as the key natural and built	DA has appropriately responded to context.
features of an area.	
	The proposal is an infill development which
Responding to context involves identifying the	efficiently utilizes the site, having regard to services,
desirable elements of a location's current character	amenity and surrounding residential. As discussed
or, in the case of precincts undergoing a transition,	herein, the proposed:
the desired future character as stated in planning and	i. Density is below that of surrounding R3
design policies. New buildings will thereby contribute	medium density residential, which average
to the quality and identity of the area.	30 dwellings per hectare compared with 21
	dwellings per hectare proposed;
	ii. Setbacks to internal driveways are larger
	than surrounding R3 medium density
	residential. The proposal demonstrates a
	single master planned community achieves
	greater efficiency, less hardstand and
	higher-amenity than smaller unit complexes
	on fragmented allotments;
	iii. Landscaping within setback areas and to
	adjoining sites is larger than surrounding R3
	medium density residential. The large areas
	of open space provide substantial buffering
	and green space to protect amenity and
	privacy.

<b>Principle 2: Scale</b> Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.	The DA documentation provides certainty about the design, scale and quality of built form. The proposed single storey dwellings are consistent with the built form in the area and gross site yield of 1 dwelling per 489m <sup>2</sup> is above the average for surrounding unit
Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.	complexes in the R3 Zone. Large areas of open space, streetscaping and resident facilities will create a high-amenity environment consistent with existing and planned character of the area.
<b>Principle 3: Built form</b> Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.	The design, proportions, building types and siting of dwelling sites and facilities provides for a low-scale, high-amenity environment.
Appropriate built form defines the public domain, contributes to the character of streetscapes and parks,including their views and vistas, and provides internal amenity and outlook.	
<b>Principle 4: Density</b> Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).	The proposal achieves an average of 1 dwelling per 489m <sup>2</sup> or 21 dwellings per hectare. By way of comparison, existing medium density residential surrounding the subject site achieves an average of 1 dwelling per 329m <sup>2</sup> or 30 dwellings per hectare.
Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental guality.	The proposed density is consistent with the intent of the R3 Zone and existing densities in the locality. Previous approvals by Council acknowledged the site may accommodate up to 185 x 3-bedroom dwellings and this would be appropriate in the context.
	The proposal provides certainty about the density and built form outcomes, which will be managed and maintained by HTA.
<b>Principle 5: Resource, energy and water efficiency</b> Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.	The development is an efficient use of the land and provides an opportunity to improve the standard of stormwater management.
Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability, and reuse of	The development is a long-term use of the site, with central management to ensure the efficient operation of internal services, infrastructure and facilities.
buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.	The development does not require the demolition or reuse of existing buildings. All new dwellings and facilities are designed to provide flexibility for solar access, ventilation and low maintenance lifestyle.
<b>Principle 6: Landscape</b> Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public	As demonstrated in the <b>Attachment_Landscape</b> <b>Design</b> , the landscape design throughout the community is designed to provide a high-amenity, safe and comfortable living environment.
domain.	The use of native vegetation appropriate to the use of spaces, ensuring it is safe for future residents and

Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-coordinating water and soil management, solar access, micro- climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for particular for an end of the second	creates spaces that are comfortable, useable and attractive.
and respect for heighbours amenity, and provide for	
practical establishment and long term management	The desire of the work is in the second seco
Principle 7: Amenity	The design of the master plan and communal
Good design provides amenity through the physical,	amenities is the result of careful consideration of
spatial and environmental quality of a development.	resident amenity, safety and security. The network of
	legible streets, the pattern of dwellings, spaces
Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural	create a walkable, high-amenity living environment.
ventilation, visual and acoustic privacy, storage,	
indoor and outdoor space, efficient layouts and	Lifestyle is a key component of the managed land-
service areas, outlook and ease of access for all age	lease community and this development is dedicated
groups and degrees of mobility.	to delivering a high standard of living.
Principle 8: Safety and security	The community will provide residents with safe and
Good design optimises safety and security, both internal to the development and for the public domain.	secure lifestyle. This development has been designed to ensure all dwellings are private, secure and allow residents to age in place. Dwellings and communal buildings are designed to provide healthy
This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets providing clear safe	environments, with solar access, ventilation, at-grade access and opportunities for active and passive recreation.
access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.	The community will be gated with street lights and clear visibility for safety.
Principle 9: Social dimensions and housing	The proposal delivers housing choice and
affordability.	affordability to the local area. Through this
Good design responds to the social context and	development, HTA will provide local residents with
needs of the local community in terms of lifestyles,	the opportunity to sell the family home and purchase
affordability, and access to social facilities.	a home while remaining in their local community. HTA delivers affordability by allowing residents to:
New developments should optimise the provision of	Retain any capital gains from the sale of
housing to suit the social mix and needs in the	their house;
neighbourhood or, in the case of precincts	<ul> <li>Purchase a new home without stamp duty;</li> </ul>
undergoing transition, provide for the desired future	<ul> <li>Purchase a house without the land cost;</li> </ul>
community.	<ul> <li>Sell their home in future, without any deferred management fees or exit fees.</li> </ul>
New developments should address housing	-
affordability by optimising the provision of economic	Residents selling the family home to downsize can
housing choices and providing a mix of housing types	deliver broader community benefits, such as brining
to cater for different budgets and housing needs.	established family-homes to market for young
	families close to schools, employment and services.
	This can reduce or delay the need for new housing to

	be constructed in fringe urban areas.
<b>Principle 10: Aesthetics</b> Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respondto the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.	The DA is supported by architectural plans showing a high standard of built form, streetscaping and housing; consistent with the desired character for the area.

## PART G – PARKING AND VEHICULAR ACCESS CONTROLS

G1. What are the parking and vehicular access objectives for residential zones?		
The	e car parking and vehicular access objectives for	Noted
res	idential zones are: (a) To ensure that the car	
pai	rking demands generated by development are met	
on	site. (b) To ensure that parking areas are visually	
att	ractive and constructed, designed and situated so	
as	to encourage their safe use.	
G2	. Number of Car Parking Spaces	
1.	The number of car parking spaces required for	COMPLIES
	different land uses should be provided in	Each dwelling will contain 2 covered parking
	accordance with TABLE G1.	spaces, therefore exceeding the requirement for
		2 bedroom dwellings.
2.	When calculating the number of car spaces	
	required, any part spaces must be rounded up to	A total of 68 visitor parking spaces are proposed
	the nearest whole number.	which equates to 1 space for every 2 dwellings
		in accordance with Table C1
3.	Where a land use is not included in TABLE G1	In accordance with Table G1.
	consult Council for requirements, which will	
	usually be based on the RTA publication,	Five (5) PWD parking spaces are provided in
	"Policies, Guidelines and Procedures for Traffic	excess of the BCA requirement for a minimum of
	Generating Developments".	two (2) PWD spaces.
4.	All car parking spaces must be provided on-site.	
5	Large scale development may require a Parking	
5.	Study to determine the number of car parking	
	spaces. Where developments are subject to a	
	narking study the applicant will be required to	
	undertake a parking study of a similar type of	
	development, in a similar location, to determine	
	the number of parking spaces required for the	
	proposed development. See Clause G10.	
6.	Car parking for disabled persons must be	
	provided where disabled access to the building is	
	required. The minimum number of car spaces to	
	be provided for people with access disabilities	
	must meet the requirements of the Building	
	Code of Australia (BCA).	
7.	Car parking standards apply to extensions to an	
	existing building and to a change of the use of a	

8.	building or land. If the number of spaces required exceeds that provided by the existing use, then the additional spaces must be provided or a variation to DCP requirements obtained. Where the proposed development incorporates multiple uses, the parking requirement for the total development will be the sum of the parking spaces required for each of the individual land	
9.	Stacked car parking will not be accepted.	
10.	Adequate spaces for service vehicles likely to be located on-site need to be provided according to relevant vehicle types and sizes. The number of delivery/service vehicles required for should be prov	
G2	1. Calculation of Parking Credit and Debit	Not applicable
Tal Mu	<ul> <li>ble G1</li> <li>1 space for 1 &amp; 2 bedroom units.</li> <li>1.5 spaces per 3 bedroom units.</li> <li>2 spaces per 4 bedroom units.</li> <li>1 visitor car spaces per 2 units or part</li> </ul>	
	thereof.	
G3.	Variations to Car Parking Requirements	
Cou TAE	<ul> <li>(a) the proposed development is a minor addition to an existing building and is not likely to generate additional parking demand, or the calculation of the parking requirement is less than 1 car space.</li> <li>(b) The peak demand for parking generated by the proposed development is outside the hours of 8:30 AM and 5:30 PM, and adequate on-street car parking is available and in proximity to the proposed development.</li> </ul>	Not applicable. The proposal provides resident and visitor parking in accordance with the DCP requirements.
The det req i. ii. iiv. v.	e following matters must be considered in ermining an application to vary the DCP uirements: The location, type and scale of the proposed development, The existing level of on-site car parking on the development site. The compatibility of the car parking location and design with adjoining properties. The nature and volume of traffic on the adjoining street network. The geometry and width of the adjoining	

street network.	
vi. The availability and accessibility of public	
car parking areas.	
vii. Comments from the NSW Roads and Traffic	
Authority, if applicable.	
Council will consider provision of parking spaces on	
land other than that the subject of the development	
proposal, if the alternative location is convenient to	
the subject development site and will satisfy the	
parking requirements. A formal agreement between	
Council and the landowner to the effect that the land	
intended for parking will not be sold without Council	
consent and/or a restriction on the title is required.	
G4. Car Parking Space Dimensions	
1. Car parking spaces and aisle widths must be	COMPLIES
designed in accordance with Australian Standard	See Attachment_Traffic Impact Assessment
2890.	confirming compliance with relevant design
	standards
2. Parking spaces to be provided for disabled persons	Standards.
must comply with Australian Standard 2890.	
3. Two way aisles are not recommended for parking	
angles other than 90 degrees. The most efficient	
parking is generally 90 degree parking with 2-way	
access aisles.	
4. The use of blind aisles is not permitted where the	
aisle is longer than 15 metres from the nearest	
circulation aisle, unless provision is made for cars to	
turn around at the end and drive out forwards. In	
blind aisles the end spaces must be made 1 metre	
wider than the adjacent spaces.	
5. Parking space dimensions and aisle widths must	
also be in accordance with the class of user, as	
identified in Table1.1 of AS 2890.1.	
G5. Manoeuvring, Loading and Unloading	
1. All development must provide onsite loading and	COMPLIES
unloading facilities in designated loading bays.	See Attachment Traffic Impact Assessment
	confirming compliance with relevant design
2. Loading bays must be designed to cater for the	standards
needs of a particular development proposal, taking	stariudius.
into consideration the type of development and the	
anticipated types of service vehicles	
3. On-site loading and unloading facilities must	
comply with Australian Standard AS2890	
4. The number and size of loading havs will be	
assessed by Council on the type and scale of the	
development proposal. The applicant must submit	
details of the estimated frequency of deliveries and	
the type of service vehicles proposed to be used	
The type of service venicies proposed to be used.	
5. For small scale retail commercial and industrial	
developments one loading bay, 3.5m x 7.5m, must be	

provided.	
6. The use of loading bays must not conflict with the safe and efficient circulation of other vehicles and pedestrians.	
7. Loading bays must provide sufficient manoeuvring areas and allow all service vehicles to enter and leave the site in a forward direction.	
8. For large development, (determined by Council), loading bays should operate independently of other parking areas; i.e. separate access points.	
9. Service vehicles must be able to sufficiently manoeuvre to and from loading bays in accordance with AUSTROADS Design Vehicular and Turning Templates.	
10. Where redevelopment of existing premises is proposed, and the loading, unloading and manoeuvring provisions can not be met, Council may consider a variation to the DCP requirements where the applicant can demonstrate that public safety will not be compromised.	
G6. Access to the Site	
Vehicle access	COMPLIES
1. All vehicles must enter and leave the site in a forward direction. This requirement does not apply to dwelling houses.	See <b>Attachment_Traffic Impact Assessment</b> confirming compliance with relevant design standards.
2. Access points are to be located where they cause the least interference to pedestrian, vehicle movement and street trees.	
3. The width and location of access driveways must be in accordance with the requirements of AS2890. Also consult the NR Design Manuals.	
4. Access points must not be closer than 6 metres to an intersection measured from the property boundary.	
5. The location of new entry/exit points must achieve a minimum of potential conflict with existing access points.	
6. Where more than 50 parking spaces are required, or a high traffic turnover is likely, e.g. Service stations, a separate entrance and exit are to be provided.	
7. Where access to the development site is possible from a road other than a main or arterial road, then this access is to be used.	

elir wit	ninated by providing an adequate standing area hin the car park.	
9. driv ass the	At entry and exit points, the ramp or access veway should be graded to minimise problems ociated with crossing the footpath and entering traffic in the frontage road.	
10. driv line firs	The maximum gradient on ramps or access veways must be 1 in 20 (5%) across the property or at the building alignment and for at least the t 6 metres into the car park.	
11. All gradients of car parking surfaces, ramps and access driveways must be in accordance with AS2890. Also consult the NR Design Manuals. Sight Distances		
12. Design of parking areas and vehicles access must ensure that there is adequate sight distances to traffic on the frontage road and to pedestrians on the frontage road footpath.		
13. acc	The minimum sight distances must be in ordance with AS2890. Pedestrian access	
14. Adequate pedestrian access to the site is required.		
G7. Car Park Design		
G7	. Car Park Design	
G7 Des	. Car Park Design sign and Safety	COMPLIES
<b>G7</b> Des 1.	. Car Park Design sign and Safety 1. Car parks must be designed to provide a safe environment for users. The design of the car park and surrounding landscape should provide clear sightlines into and throughout the car park.	<b>COMPLIES</b> See <b>Attachment_Traffic Impact Assessment</b> confirming compliance with relevant design standards.
<b>G7</b> Des 1.	<ul> <li>Car Park Design</li> <li>Sign and Safety <ol> <li>Car parks must be designed to provide a safe</li> <li>environment for users. The design of the car park</li> <li>and surrounding landscape should provide clear</li> <li>sightlines into and throughout the car park.</li> </ol> </li> <li>The layout of the car park should make it easy to enter, leave and drive around the parking area.</li> <li>The design should minimise the probability of vehicle/vehicle conflict and vehicle/pedestrian conflict.</li> </ul>	<b>COMPLIES</b> See <b>Attachment_Traffic Impact Assessment</b> confirming compliance with relevant design standards.
<b>G7</b> Des 1. 2.	<ul> <li>Car Park Design</li> <li>Sign and Safety <ol> <li>Car parks must be designed to provide a safe environment for users. The design of the car park and surrounding landscape should provide clear sightlines into and throughout the car park.</li> </ol> </li> <li>The layout of the car park should make it easy to enter, leave and drive around the parking area. The design should minimise the probability of vehicle/vehicle conflict and vehicle/pedestrian conflict.</li> <li>Parking areas must be designed to reflect the specific requirements of the particular development proposal, the nature of the existing and anticipated surrounding development and the characteristics of the site.</li> </ul>	COMPLIES See Attachment_Traffic Impact Assessment confirming compliance with relevant design standards.
<b>G7</b> Des 1. 2. 3.	<ul> <li>Car Park Design</li> <li>Sign and Safety</li> <li>1. Car parks must be designed to provide a safe environment for users. The design of the car park and surrounding landscape should provide clear sightlines into and throughout the car park.</li> <li>The layout of the car park should make it easy to enter, leave and drive around the parking area. The design should minimise the probability of vehicle/vehicle conflict and vehicle/pedestrian conflict.</li> <li>Parking areas must be designed to reflect the specific requirements of the particular development proposal, the nature of the existing and anticipated surrounding development and the characteristics of the site.</li> <li>A parking area should be integrated into the development so that it does not dominate the streetscape. This can be achieved by appropriate design and landscaping. Parking directions and signs</li> </ul>	COMPLIES See Attachment_Traffic Impact Assessment confirming compliance with relevant design standards.

6.	Where designated car spaces are provided, such	
	as, visitor and disabled persons parking	
	signposting must clearly indicate these spaces.	
7.	Arrow marking on the surface of aisles and	
	driveways should be used to indicate the	
	circulation pattern and whether one-way or two-	
	way movement	
Q	Car nark entries and exits must be clearly	
0.	marked Lighting and ventilation	
	marked. Lighting and ventilation	
0	Covered or enclosed car parks must have	
9.	adaguate lighting and ventilation proferably by	
	adequate lighting and ventilation, preferably by	
	natural means.	
	Million and south and the second second	
10	where car parks are to be used at hight,	
	adequate artificial lighting must be provided for	
	the whole parking area.	
11	. Lighting should be positioned so as to minimise	
	shadows from landscaping and other	
	obstructions.	
G	3. Pavement Construction	
12	. All parking areas must be constructed with a	COMPLIES
	base course pavement of an adequate depth to	See Attachment Traffic Impact Assessment
	suit the type of expected traffic, both number	confirming compliance with relevant design
	and type of vehicles.	etendende
		standards.
13	All parking areas must be surfaced with either	
	two coat hitumen seal asphaltic concrete	
	concrete or interlocking payers	
	concrete of interioeking pavers.	
1/	All vehicle crossings are to be constructed in	
14	and vehicle crossings are to be constructed in	
	concrete or interlocking pavers.	
4.5		
15		
	. For dwelling houses in the R5 Large Lot	
1	. For dwelling houses in the R5 Large Lot Residential zone, G8.2 and G8.3 do not apply,	
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16	<ul> <li>For dwelling houses in the R5 Large Lot Residential zone, G8.2 and G8.3 do not apply, pavement construction and vehicular crossing requirements will be determined in relation to expected traffic.</li> <li>In choosing the pavement type suitable for the proposed development the following factors</li> </ul>	
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16 17 18	<ul> <li>For dwelling houses in the R5 Large Lot Residential zone, G8.2 and G8.3 do not apply, pavement construction and vehicular crossing requirements will be determined in relation to expected traffic.</li> <li>In choosing the pavement type suitable for the proposed development the following factors should be considered: (a) anticipated vehicle volumes and types: (b) Run-off gradients and drainage requirements. (c) Construction constraints. (d) California Bearing Ratio (CBR) of subgrade (natural soil).</li> <li>Pavement thicknesses for parking areas will be assessed on a site specific basis and must be to the satisfaction of Council.</li> <li>Parking areas surfaced with bitumen or asphaltic</li> </ul>	

accordance with the Northern Rivers Development and Design Manual, Sections D1 and D2.		
19. Concrete interlocking paver parking areas and vehicle crossings are to be designed and constructed in accordance with guidelines published by the Cement and Concrete Association of Australia.		
G9. Car parking on Flood Liable Land		
Basement level car parking on flood liable land will	Not applicable	
need to be justified. This justification will need to		
address the need for pumps and protection from		
inflow waters based on design flood levels		
G10. Traffic Impact of Large-Scale Development		
Large scale development or development located on	Not applicable	
land adjacent to classified roads may require Referral		
to the Roads and Traffic Authority and a Traffic		
Impact Assessment prepared in accordance with the		
RTA Guidelines for Traffic Generating Development.		
For details refer to the Infrastructure SEPP 2007.		