

Attachment C Table of Compliance - Consideration of the DCP Controls

Control	Requirement	Proposal	Comply
PART C GENERAL DEVELOPMENT CONTROLS			
C6. Consideration of the NSW Coastal Policy and NSW Coastal Design Guidelines	Development in the coastal zone must comply with the principles of the NSW Coastal Policy & the DRAFT NSW Coastal Policy under exhibition at the time of assessment.	Development in within the coastal zone but is not located along a foreshore. The single storey urban infill development does not to increase risk of coastal hazards, is compatible with the surrounding area and has minimal impact on the natural scenic quality.	Yes
C17. Setbacks	<p>No numerical setbacks standards in SP2 zone applies.</p> <p>Setbacks are required to meet the following objectives:</p> <ul style="list-style-type: none"> ▪ sufficient separation of buildings to provide privacy and sunlight access for neighbouring dwellings ▪ buildings setback from the street to provide adequate space for landscaping, privacy and an attractive streetscape. ▪ a design that reduces the apparent bulk of the new buildings. 	<p>The proposal is considered consistent with the objectives of the chapter, whereby adequate space for landscaping including shade trees, privacy landscaping/buffers and an attractive streetscape is achieved.</p> <p>The proposed setbacks are as follows are considered appropriate;</p> <p>3m setback from Northern side boundary.</p> <p>7m setback from the rear Eastern boundary.</p> <p>Approx. 7m from side Southern boundary.</p> <p>Approx. 12.3m from the front boundary.</p>	Yes
C19. Building height	Clause 4.3 of the CV LEP 2011 does not impose maximum building heights for the subject site.	The height of building proposed is single storey at 8m high.	Yes
C4.8. Landscaping	Landscaping provides an effective 'softening' of the hard edges of building and can be used to reduce the bulk and	A Landscape Plan and arboriculture comment is provided. Nine (9) existing native trees are proposed for retention (one tree requires minor trimming due to proximity to the	Yes

	visual impact of development.	building). The remaining existing trees & shrubs surrounding the existing building are proposed for removal, with substantial replacement planting of a range of tree species, shrubs and groundcovers proposed. The landscaping proposed contribute to the streetscape character and enhance the appearance of development from the street and neighbouring properties	
C13 Landscaping	<p>A landscaped plan is required</p> <p>Minimum landscape area of 35% only applies to SP3 Tourist zone</p>	<p>A concept landscape plan report has been provided.</p> <p>N/A to subject site SP2 Infrastructure zone. It is noted the Landscape Area proposed is appropriate as follows; approximately approx. 30% of Lot 3 (primary Lot) and approx. 1,100m2 or 43% of Lot 22</p>	Yes
C22. Development of land identified on Acid Sulfate Soils Planning Maps	Specific controls apply to disturbance of land classified and identified on Acid Sulfate Soils Planning Maps.	<p>The subject land is identified as containing Class 2 Acid Sulfate Soils. An ASS Management Plan is not considered necessary as the proposed high level footings will not disturb possible ASS at 2m below the existing ground level.</p> <p>For further assessment, refer report under CV LEP 2011 clause 7.1 Acid Sulfate Soils</p>	Yes
PART D FLOODPLAIN MANAGEMENT CONTROLS	D3. What Development Controls Apply D3.1 Performance Criteria	<p>The site is above the 1 in 100 year flood level, the site has been previously filled. No additional fill is required.</p> <p>The Community Facility (identified as a sensitive land use) is in accordance</p>	Yes

		with the requirements of this chapter.	
	Schedule D4 of the Floodplain Management Controls requires that: The development is to be consistent with any relevant flood evacuation strategy, Flood Plan adopted by Council or similar plan	<p>The development will not have negative impacts on downstream properties in peak storm events and will avoid adverse or cumulative impacts on flood behaviour and the wider environment.</p> <p>The proposal will not adversely exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, considering the increase in the number of people predicted to use the site compared to the number of people using the existing community centre.</p> <p>This is considered consistent with the Clarence Valley Local Emergency Management Plan (EMPLAN).</p>	Yes
I9. Stormwater management	Stormwater Management	<p>A stormwater management plan has been prepared.</p> <p>Stormwater runoff from the roof area is proposed to be conveyed to above ground rainwater tanks.</p> <p>Pits and pipe network is proposed to convey any rainwater tank overflows and ground flows to water quality treatment devices which go into onsite detention/OSD basins across the site. It is proposed to discharge stormwater runoff from the site to existing stormwater infrastructure within Treelands Drive, Lady Nelson Place, and community health centre driveway.</p>	Yes

		Stormwater management plan provides a table that shows post development site discharge is less than that of predeveloped.	
PART F. PARKING AND VEHICULAR ACCESS CONTROLS	<p>TABLE F1 Parking Rates <u>Community Facility:</u> <i>1 space per 10 seats or 1 space per 15m² of main assembly area, whichever is the greater.</i></p> <p>204m² main assembly area = 13.6 or 14 spaces rounded up to the nearest whole number.</p> <p><u>Information and Education Facility (Library):</u> <i>1 per 30m² of GFA</i></p> <p>392.9m² = 13.1 or 14 spaces</p> <p>Total: 28 car spaces</p>	<p>46 car spaces provided.</p> <p>This is compliant and exceeds the requirements. The additional 18 spaces are for extra spaces to support the TAFE building as per the 2018 master planning produced for the precinct. The approved and constructed TAFE building currently has 9 car spaces onsite.</p> <p>*One space may be required for the emergency generator per the plans.</p> <p>Right of Access has been established to ensure shared use. Existing is a Right of Access Affecting Whole of Lot 22 DP 1245921 (CVC) benefitting Lot 21 DP 1245921 (TAFE).</p>	Yes
F2. Number of Car Parking Spaces (Point 6)	<p>Car parking for disabled persons must be provided where disabled access to the building is required.</p> <p>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).</p>	<p>2 accessible spaces are provided.</p> <p>The development is a Building Class 9b Assembly Building requiring 1 space per 100 car spaces.</p> <p>The proposal provides more than the required minimum standard as a further benefit to the community, considering the building is a Community Facility.</p>	Yes
	Safety & Connectivity	Access for active travel (ie pedestrians, cyclists etc) is proposed via designated pathways on Treelands	Yes

		<p>Drive, Parkview Crescent and through the adjoining medical centre and TAFE site to Roberts Close and Lady Nelson Place respectively via pedestrian access easements. This provides ample connectivity to the surrounding pathway network.</p> <p>Proposed internal roadway is a 'shared zone' therefore the speed limit is to be restricted to 10km/h.</p> <p>The bicycle parking requirement has been determined in accordance with Austroads requirements, as shown in Table 3.2. The bicycle storage area has capacity to store approximately 20 bicycles. Three bike racks are also proposed at the west end of the building which can accommodate six bikes. Therefore, the bicycle parking provision is in accordance with the requirement.</p>	
F10. Traffic Impact of large-scale development	Large scale development or development located on land adjacent to a classified road may require a Traffic Impact Assessment	<p>A traffic impact assessment has been provided to support the application.</p> <p>The increase in peak period traffic generation associated with the development is not expected to have a significant impact on traffic operations of the external road network and does not warrant further assessment.</p> <p>The proposed development is expected to have a negligible impact</p>	Yes

		to road safety on the surrounding road network.	
	<p>Person with disability parking</p> <p>TABLE F2 Delivery Service Vehicles: No required for subject land use</p> <p>F5. Manoeuvring, Loading & Unloading: One loading bay required.</p>	<p>2x accessible parking spaces</p> <p>N/A</p> <p>Loading bay/area is provided at either of the two large drop-off zones to the south of the building, off the internal 'share zone' roadway.</p>	Yes
PART G SUSTAINABLE WATER CONTROLS	Water quality and quantity targets & objectives	<p>A Stormwater Management Plan by Northrop provided which meets the quality and quantity objectives.</p> <p>This is achieved through the provisions of:</p> <ul style="list-style-type: none"> • rainwater reuse above ground tanks to harvest roof runoff which will be reticulated internally for toilet flushing, with overflows directed to downstream water quality infrastructure. • bio-filtration areas with landscaping to treat stormwater from pavement areas and above ground tank overflows which is then conveyed to either landscaped basins or underground detention tanks prior to release into the street drainage system. <p>The rear car park utilises areas of permeable pavers to reduce runoff. Any runoff not controlled</p>	Yes

		by the pavers will be directed into bio-filtration swales directing water into either a landscape basin or below ground detention tank prior to release into the street drainage system.	
PART H EROSION AND SEDIMENT CONTROL		Conditions of consent have been applied for the control of erosion and sediment during construction.	Yes
PART J ADVERTISEMENTS AND ADVERTISING STRUCTURES	State Environmental Panning Policy (Industry and Employment) 2021	<p>Building identification signage is proposed and way-finding signage for precinct navigation.</p> <p>The proposed signage is not exempt development under this code <i>State Environmental Panning Policy (exempt and complying development codes) 2008</i>.</p> <p><i>State Environmental Panning Policy (Industry and Employment) 2021</i></p> <p>Chapter 3 Advertising and Signage Part 3.2 3.6 Granting of consent to signage</p> <p>The proposed has been assessed in accordance with the assessment criteria in Schedule 5. The proposed is considered consistent with the objectives of this Chapter. Further detail is provided in the body of this report.</p>	Yes
C25. Waste Management	C25.1 Details of the waste management strategy for a development (including demolition, construction and operational phases) must be submitted to	A detailed Waste Management Plan was lodged with the application to address demolition, construction and operation waste generated as a	Yes

	<p>Council when a development application is lodged</p>	<p>result of the proposed development.</p> <p>Kerbside collection is proposed with the waste collection location on Treelands Drive. The development will utilise a kerbside waste collection for its refuse and recycling as part of the waste collection process undertaken on a weekly.</p> <p>An enclosed storage room to house the recycling and general waste bins is proposed. This will be shared by all users of the building with space for 8 bins.</p> <p>space for at least 1 organics 240L bin has been conditioned for the staff or other users of the site for all organic waste (food & garden waste). A condition has been applied to ensure kerbside collection must be located in accordance with drawing 'Site Plan' per the Waste Management Plan, dated 13 July 2022, prepared by James Cubitt Architects. Bins are to be located within the landscape verge and are not to interfere with vehicle or pedestrian movements.</p> <p>The proposal is considered consistent with the Clarence Valley <i>Waste-not development control policy 2014</i>.</p>	
Part S biodiversity and habitat protection		<p>The rear Lot is vacant with no trees or small shrubs, the front primary Lot has some planted native trees existing as part of the</p>	Yes

		<p>existing development for a community facility.</p> <p>Existing trees on-site are retained where practicable demonstrating avoidance of vegetation removal.</p> <p>Replacement planting is proposed including shade trees & bird habitat trees and smaller shrubs per the concept Landscape Plan report lodged.</p> <p>The proposal is consistent with the objectives of this chapter.</p>	
C23. Controls for Bush Fire Prone Land		The site is not identified as bushfire prone.	N/A
I8. Site Access		The proposed vehicular access driveways width and locations from a public roads are assessed as adequate	Yes