

Attachment B
Compliance Tables for Port Macquarie-Hastings Development Control Plan
2013

Port Macquarie-Hastings Development Control Plan 2013

For the proposed Lot 56 single dwelling the following considerations of applicable development provisions are provided:

DCP 2013: Part B - General Provisions - B2: Environmental Management			
DCP Objective	Development Provisions	Proposed	Complies
3	a) Development must comply with Council's Developments, Public Place & Events - Waste Minimisation and Management Policy.	Satisfactory arrangements available for storage and collection for waste.	Yes
Cut and Fill Regrading			
4	a) Development shall not exceed a maximum cut of 1.0m and fill of 1.0m measured vertically above the ground level (existing) at a distance of 1.0m outside the perimeter of the external walls of the building (This does not apply to buildings where such cut and fill is fully retained within or by the external walls of the building).	The proposed subdivision works plans show proposed earthworks including a retaining wall on the southern boundary of the subject lot under this application. The proposed finished ground levels will be unlikely to require any further significant cut or fill or identifiable additional retaining walls.	Yes

DCP 2013: Part B - General Provision - B3: Hazards Management			
DCP Objective	Development Provisions	Proposed	Complies
Bushfire Hazard Management			
18	a) APZs are to be located outside of environmental protection zones and wholly provided within private land. Note perimeter roads provided as part of a residential subdivision are classified as being part of the subdivision and not a separate permissible land use within environment protection zones.	Asset protection zones for this dwelling are reliant upon the proposed road reservation for proposed Road 03 and 05.	
Flooding			
19	a) Development must comply with Council's Floodplain Management Plan and Flood Policies.	The finished floor levels for the dwelling are capable of compliance with the minimum floor level requirements of Council's flood policy subject to conditions. Refer to further comments in main body of report addressing LEP requirements.	Yes
Parking			
24	a) Off-street Parking is provided in accordance with Table 3. 1 parking space per each dwelling for dwelling-houses	Double garage with 2 parking spaces for dwelling on proposed Lot 56.	Yes
28	d) Parking design and layout is provided in accordance with AS/NZS 2890.1 - Parking facilities - Off-street car parking.	Garage and driveway design comply with AS/NZS 2890.1 - Parking facilities - Off-street car parking.	Yes
35	a) All parking and manoeuvring areas shall be constructed with a coarse base of sufficient depth to suit the amount of traffic generated by the development, as determined by Council. It shall be sealed with either bitumen, asphaltic concrete, concrete or interlocking pavers.	Concrete driveway proposed/required. Standard condition for section 138 driveway crossover recommended.	Yes

DCP 2013: Part B - General Provisions - B5: Social Impact Assessment and Crime Prevention			
DCP Objective	Development Provisions	Proposed	Complies
Crime prevention			
43	a) The development addresses the generic principles of crime prevention: - Casual surveillance and sightlines; - Land use mix and activity generators; - Definition of use and ownership; - Basic exterior building design; - Lighting; - Way-finding; and - Predictable routes and entrapment locations; - as described in the Crime Prevention Through Environmental Design (CPTED) principles.	No adverse crime risk identified. Dwelling design provides opportunity for casual surveillance of the street frontages.	Yes

DCP 2013: Part C - Development Specific Provisions - C1: Low Density Residential Development			
DCP Objective	Development Provisions	Proposed	Complies
Front Setbacks			
44	a) Dwellings may incorporate an articulation zone to a street frontage at no less than 3m from property boundary. The following building elements are permitted within the articulation zone: - an entry feature or portico; - a balcony, deck, patio, pergola, terrace or verandah; - a window box treatment; - a bay window or similar feature; - an awning or other feature over a window; - a sun shading feature.	No reliance on the articulation zone setback provisions.	N/A

	b) These building elements should not extend above the eave gutter line, other than a pitched roof to an entry feature or portico that has the same pitch as the roof on the dwelling house.		
	c) The primary road front setback shall be: Classified road = any frontage 6.0m Primary frontage = 4.5m Secondary frontage = 3.0m Ancillary Lane = 2.0m Large lot residential and rural zones = 10.0m	5m and 11.592 minimum front setbacks proposed. Note plan for this dwelling has been adjusted following subdivision design changes.	Yes
45	a) A garage, carport or car parking space should: – be at least 1m behind the building line, where the dwelling(s) has a setback from a front boundary of 4.5m or more, or – be at least 5.5m from a front boundary, where the dwelling(s) has a setback of less than 4.5m.	Garage door setback >5.5m from the western front boundary. Garage door is setback >1m behind primary front building line frontage. The secondary garage frontage wall has a minimum setback to the secondary northern frontage of 11.592m. The garage wall is forward of the remain of the dwelling which will be visible from the street.	Yes No* Variation suitable given the minimum setback proposed of 11.592m far greater than a typical building line setback, is not at odds with the objectives of the provisions and will no identifiable adverse impacts to the broader streetscape to warrant refusal.
	b) The total width of the garage/carport openings should not be more than 6m and not more than 50 per	A 4.8m wide garage door is proposed and is less than 50% of proportional	Yes

	cent of the width of the building.	width of the dwelling frontage to the west.	
	c) Driveway crossovers are no greater than 5.0m in width.	Driveway crossover less than 5.0m.	Yes
Side and Rear Setbacks			
46	a) A minimum rear boundary setback of 4m is to be provided to dwellings (including verandahs, patios and decks).	Corner lot	N/A
	b) A minimum rear boundary setback of 900mm applies to sheds and swimming pools subject to achieving minimum required private open space area.	N/A	N/A
47	a) Ground floors (being <1m above existing ground level) should be setback a minimum of 900mm from side boundaries.	Min. 1.5m south side setback and min. 6.12m east side setback.	Yes
Private Open Space			
48.	a) All dwellings should have a minimum area of private open space of 35m ² , which includes a principal private open space area with: – a minimum dimension of 4m x 4m, and – a maximum grade of 5% for minimum 4m x 4m of the total open space requirement, and – direct accessibility from a ground floor living area and orientated to maximise use.	>35m ² of the private open space nominated for dwelling with >4x4m area. Any future fencing would need to consider exempt development provisions or seek further consent.	Yes
	b) Private open space may include clothes drying areas and garbage storage.	Private open space is capable of clothes drying areas and garbage storage.	Yes
Bulk and Scale			
51	a) Direct views between indoor living rooms and principal private open space of adjacent dwellings, including proposed dwellings approved on adjoining lots, including	No direct views or significant privacy impacts identified.	Yes

	possible dwellings on future lots, should be obscured or screened where: – Ground and first floor (and above) indoor living room windows are within a 9m radius. – Direct views between principal private open space areas where within a 12m radius. – Direct views between indoor living rooms of dwellings into the principal area of private open space of other dwellings within a 12m radius.		
	b) A balcony, deck, patio, pergola, terrace or verandah should have a privacy screen where there are direct views of: – Indoor living room windows of adjacent dwellings, including proposed dwellings approved on adjoining lots within 9m radius; or – Principal areas of private open space of adjacent dwellings, including proposed dwellings approved on adjoining lots within a 12m radius.	No privacy screens required.	N/A
Ancillary Development			
56	a) For ancillary development in R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential, R5 Large Lot Residential and RU5 Village zones: – The height of an outbuilding or the alterations and additions to an existing outbuilding on a lot should not be more than 4.8m above ground level (existing).	No ancillary structures proposed or nominated. It is noted that a 3000 litre water tank is required to be installed. This shall be installed behind the	N/A

	– The building should be single storey construction with a maximum roof pitch of 24 degrees. – The maximum area of the building should be 60m² for lots less than 900m² and maximum of 100m² for larger lots. – Ancillary development that is a garage, or an outbuilding, or a rainwater tank should not be located in front of the main building line with the exception of swimming pools.		
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For the remaining subdivision components of the proposal the following considerations of applicable development provisions are provided:

DCP 2013: Part B - General Provisions - B2: Environmental Management			
DCP Objective	Development Provisions	Proposed	Complies
3	a) Development must comply with Council's Developments, Public Place & Events - Waste Minimisation and Management Policy.	A review of the subdivision layout indicates sufficient street frontage for all lots to facilitate kerbside waste collection for future residential development.	Yes
Cut and Fill Regrading			
4	a) Development shall not exceed a maximum cut of 1.0m and fill of 1.0m measured vertically above the ground level (existing) at a distance of 1.0m outside the perimeter of the external walls of the building (This does not apply to buildings where such cut and fill is fully retained within or by the external walls of the building).	The subdivision design as amended includes concept detail of several retaining walls with varied heights of 0.6m to 1.2. Retaining wall design to be provided with the subdivision works certificate.	Yes/No* The minor height variation is acceptable for the retaining walls at 1.2 given it will be single wall between property owners and no adverse amenity impact identified.

5	a) A certified practicing structural engineer must certify any retaining wall greater than 1.0m.	Condition recommended requiring certification of retaining walls.	Yes
	b) Where a combination of a fence and a wall is proposed to be greater than 1.2m high: – be a maximum combined height of 1.8m above existing property boundary level; – be constructed up to the front boundary for a maximum length of 6.0m or 30% of the street frontage, whichever is less; – the fence component has openings which make it not less than 25% transparent; and – provide a 3m x 3m splay for corner sites, and – provide a 900mm x 900mm splay for vehicle driveway entrances.	Retaining walls at subdivision will likely result in wall and fence combinations of greater than 1.8m - however, these would be on rear and side fences only, not front fences.	N/A
6	a) Significant land reforming proposals where >10% gross site area or >1.0ha is to have surface levels changed by more than 5m or where earthworks exceed an average of 10,000m ³ per ha shall: – identify the impact of the proposed land reforming on the environment, landscape, – visual character and amenity, natural watercourses, riparian vegetation, topographical features of the environment and public infrastructure; – demonstrate compliance with the provisions of Council's AUS-SPEC design specification; – assess the impacts and benefits of the proposal to all impacted persons and the general public;	The levels on site are not proposed to be changed by more than 5m. The subdivision has been designed to fit the topography where possible, earthworks are restricted to the minimum level necessary to provide for roads to meet engineer standards and integrate desired finished levels per flooding, stormwater and sewer requirements. The earthworks proposed are no greater than 10,000m ² per hectare.	Yes

	– provide measures to compensate for and minimise any net adverse impacts.		
	b) The use of high earthworks batters should be avoided.	No high earthworks batters are proposed.	Yes
	c) Preliminary plans indicating the final landform are required to be submitted with any master plan or subdivision application.	Preliminary earthworks plans submitted with civil plan set (as amended).	Yes
	d) The subdivision should be designed to fit the topography rather than altering the topography to fit the subdivision.	The design of the subdivision levels has given satisfactory regard to the existing topography, landscape and surrounds.	Yes

DCP 2013: Part B - General Provision - B3: Hazards Management			
DCP Objective	Development Provisions	Proposed	Complies
Bushfire Hazard Management			
18	a) APZs are to be located outside of environmental protection zones and wholly provided within private land. Note perimeter roads provided as part of a residential subdivision are classified as being part of the subdivision and not a separate permissible land use within environment protection zones. b) Perimeter roads are to be provided to all urban areas adjoining environmental management areas and their buffers. Refer to Figure 2.	The APZs are located within the perimeter of the site and do not impact environmental land. The required perimeter road is located within the R1 zone adjoining the adjacent environmental land. The Crown Road to the west of the site also forms part of the perimeter road.	Yes
Flooding			
19	a) Development must comply with Council's Floodplain Management Plan and Flood Policies.	The site is mapped as flood affected. A Flood Impact Assessment was prepared for the Area 15 Structure Plan. The residential zoned areas which are flood prone will be filled to above the flood level where needed.	Yes

		The plans have been amended to show the flood levels and proposed RLs throughout the site as well as proposed evacuation routes. Flood free access will be available via the links to Lake Ridge Drive. Refer to further assessment commentary in main body of report. An appropriate condition is recommended.	
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DCP 2013: Part B- General Provisions- B4: Transport, Traffic Management, Access and Car Parking			
DCP Objective	Development Provisions	Proposed	Complies
Road Hierarchy			
22	a) In new areas (as distinct from established areas with a pre-existing road pattern) each class of route should reflect its role in the road hierarchy by its visual appearance and related physical design standards, including varying levels of vehicle and pedestrian access.	Appropriate road widths are proposed to serve the subdivision layout.	Yes
	b) Routes should differ in alignment and design standard according to the volume and type of traffic they are intended to carry, the desirable traffic speed, and other factors.	Appropriate road alignment and routes are proposed.	Yes
	c) All new roads are designed in accordance with Council's AUS-SPEC design specification documents.	All proposed roads are designed in accordance with Council's AUS-SPEC specifications. Further detail to be provided at SWC stage.	Yes
23	a) New direct accesses from a development to arterial and distributor roads is not permitted. Routes should differ in alignment and design	Direct access is not provided from an arterial or distributor road. Road access to the site will be via the connection	Yes

	standard according to the volume and type of traffic they are intended to carry, the desirable traffic speed, and other factors.	approved to Lake Ridge Drive to the west under DA 2017/1059 and to Council's future connection to Botanic Drive to the east. There will also be bushfire emergency egress via an upgraded 200m section of Tree Top View to the Woodlands South road network. Roads are of suitable size, scale and capacity for intended usage in a residential area.	
	b) Existing direct accesses from a development to arterial and distributor roads are rationalised or removed where practical.		

DCP 2013: Part B - General Provisions - B5: Social Impact Assessment and Crime Prevention			
DCP Objective	Development Provisions	Proposed	Complies
Social Impact Assessment			
42	a) A social impact assessment shall be submitted in accordance with the Council's Social Impact Assessment Policy.	A social impact assessment is not required.	N/A
Crime Prevention			
43	a) The development addresses the generic principles of crime prevention: - Casual surveillance and sightlines; - Land use mix and activity generators; - Definition of use and ownership; - Basic exterior building design; - Lighting; - Way-finding; and - Predictable routes and entrapment locations; as described in the Crime Prevention Through Environmental Design (CPTED) principles.	No issues have been identified with the proposed subdivision layout and design. Street lighting will be provided through the road network.	Yes

DCP 2013: PART C - Development Specific Provisions - C5: Subdivision			
DCP Objective	Development Provisions	Proposed	Complies
Site Analysis			
139	a) A site analysis is required for all development and should illustrate: – microclimate including the movement of the sun and prevailing winds; – lot dimensions; – north point; – existing contours and levels to AHD; – flood affected areas; – overland flow patterns, drainage and services; – any contaminated soils or filled areas, or areas of unstable land; – easements and/or connections for drainage and utility services; – identification of any existing trees and other significant vegetation; – any existing buildings and other structures, including their setback distances; – heritage and archaeological features; – fences, boundaries and easements; – existing and proposed road network, including connectivity and access for all adjoining land parcels; – pedestrian and vehicle access; – views to and from the site; – overshadowing by neighbouring structures; and – any other notable features or characteristics of the site.	An adequate site analysis plan an supporting details supports the application.	Yes
Urban Structure and Lot Layout			
140	a) Any residential allotments created by Torrens title subdivision should satisfy the following standards: – A minimum width of 15 metres when measured at a	All proposed lots are a minimum of 15m wide with the exception of the battle-axe proposed Lot 10.	Yes

	distance of 5.5 metres from the front property boundary; – A minimum width of 7 metres measured when side boundaries are extended to the kerb line; A minimum depth of 25 metres; – For lots where the average slope of the development site is equal to, or exceeds 16%, indicative road and driveway grades are required demonstrating satisfactory access.	All proposed lots are greater than 7m wide when side boundaries are extended to the kerb line. All proposed lots are a minimum of 25m deep. No proposed lot will exceed a slope of 16%.	
141	a) Battleaxe allotments are discouraged in greenfield development.	Limited battle axe lot to 1 proposed Lot 10.	N/A
	b) Council may consider permitting Torrens Title battleaxe allotments for “infill” development where it is demonstrated that: – A Torrens Title lot, that is not a battleaxe lot, cannot be achieved; and – the number of crossovers do not reduce the amenity of the street or on street parking; and – the impact of noise, dust and headlights on the land owners adjoining the driveway is addressed by the construction of an acoustic fence for the full length of the driveway; and – addresses privacy between the rear lot and the rear open space of the front lot by the provision of adequate screening, larger lot size and setbacks; and – extends utilities to the end of the axe handle; and – There is sufficient space for garbage collection on the frontage.	Only 1 battleaxe proposed lot is proposed, Lot 10, which has an area of 2,978m² and is intended to be developed for villas by the proponent. The design does not reduce street parking on the collector road, the driveway will be fenced to minimise amenity impacts and the lot size is adequate for privacy setbacks to be provided. Stormwater, water and sewer are proposed to be via the axe handle. Detail is to be provided at future dwelling/s stage. Garbage collection for the future strata property will be by private arrangement or for a single dwelling. Condition recommended for fencing along each side of battle-axe handle access.	Yes

142	a) The subdivision of land with slopes exceeding 25% is generally discouraged.	Neither the existing or proposed land form has a slope of 25%.	N/A
143	a) Wherever possible orientate streets to maximise the number of east, west and south facing lots and to minimise the number of narrow north facing lots.	The majority of lots do not have their primary frontage to the north.	Yes
	b) Residential street blocks should preferably be orientated north-south with dimensions generally limited to 60 - 80 metres by 120 - 150 metres as illustrated in Figure 14.	The street block design layouts are satisfactory.	Yes
	c) Lot size and shape are to reflect orientation to ensure future dwelling construction has optimal opportunity for passive solar design.	Lot size and shape are to reflect orientation to ensure future dwelling construction has optimal opportunity for passive solar design.	Yes
144	a) The site analysis, including the lot orientation, layout, and natural topography should inform and aid the design of the street pattern.	The site analysis, including the lot orientation, layout, and natural topography has satisfactorily informed and aided the design of the street pattern.	Yes
	b) The street plan should provide: – Street network, including those existing (adjacent or opposite); – Cycleways and pathway network – Indicative gradients and cross-sections of roads, cycle ways and pathways, particularly those with steep slopes that may present access and mobility constraints. Provide notional road batters for steep areas – General intersection traffic dampening, related landscape features and constriction points;	The plans provided illustrate the proposed road network, cycleways and footpath, road cross sections and services.	Yes

	– Notional drainage pattern and works where affected by road works – Car parking – Consideration of existing and proposed street trees – Existing and proposed fire trails – Street and Service Plans should need to show how the proposal should integrate with the existing system.		
145	a) Subdivision applications close to urban centres should achieve a high-medium population yield (>35 dwellings per hectare).	The site is not located close to an urban centre to seek a high-medium population yield.	N/A
	b) Subdivisions along arterial roads and serviced by public transport should achieve a high-medium population yield (>35 dwellings per hectare).	The site is not located close to an arterial road.	N/A
Infrastructure - Road Design and Construction			
146	a) All new roads are to be dedicated to Council designed in accordance the Council's adopted AUS-SPEC design specification documents. All applications to subdivide land should include a road layout plan that meets the Council's design requirements including providing connectivity and access for all land parcels consistent with Council's road hierarchy.	All new roads will be designed in accordance with AUS-SPEC and dedicated to Council. Details are to be submitted at Subdivision Works Certificate stage.	Yes
	b) The design of roads identified for bus routes should comply with the AUSTROADS standards, including the design of bus bays and stops.	Road 1 is capable of complying with AUSTROADS, including the design of a proposed bus bay.	Yes
	c) Development should provide the bus stops, including bus bays and shelters not more than 600m apart.	The timing of the road being available however for bus services is addressed in the body of the main report.	Yes
	d) The design of roads shall be in accordance with Council's AUS-SPEC specifications.	The design of roads are capable of being constructed in	Yes

		accordance with Council's AUS-SPEC specifications.	
	e) At a minimum all new roads should include: – street trees at a rate of 1 per 20m along the street frontage and in accordance with Council's <i>Indigenous Street and Open Space Planting List</i>; – underground utilities; – formed kerb and guttering in accordance with AUS-SPEC requirements; – pedestrian path	Internal roads will have street trees at a rate of 1 per 20m on the street frontage, underground utilities, kerb and gutter and pedestrian paths. The current landscape principles plan recommended to be approved requires amendment to line up the subdivision design amendments made during assessment of the application.	Yes
	f) Perimeter roads adjoining bushland should be designed in accordance with current Planning for Bushfire Standards and may be considered part of the APZ requirements for the adjoining land.	Perimeter roads are provided in accordance with PBP 2019.	Yes
Infrastructure - Pedestrians and Cycleways			
147	a) Development for the subdivision for land or major residential development should provide footpaths on both sides of all collector and arterial roads. A shareway/cycleway may be permitted on one side of collector roads in lieu of footpath on both sides, provided it has a width of 2.5m or greater, has paved footpath connections to bus stops on both sides, and is located along natural edges (e.g. perimeter roads, vegetative corridors, or drainage reserves). b) Footpaths should be provided on one side of the street for access places and local streets in accordance with Council's	Collector and local roads throughout the site will contain 1.5m wide footpaths. Perimeter roads will be provided with a 2.5m shareway on one side of the road. Proposed pedestrian paths are adjacent to roads. They increase natural surveillance of public areas and are subject to natural surveillance from dwellings and	Yes

	adopted AUS-SPEC design specification documents.	the road network. Street lighting in accordance with standards is proposed which will ensure an acceptable level of safety at night.	
	c) Off street share-ways and on road cycle ways should be provided.		
	d) Footpaths and cycleway are to have regard for Crime Prevention Through Environmental Design (CPTED) principles.		
	e) The choice of direction and possible routes should be maximised, with streets and footpaths substantially capable of surveillance by residents.		
148	a) Local roads are to be designed for a maximum vehicle speed of 50kph.	All proposed internal roads have a speed limit of 50km/h. Access to the site and location does not encourage rat running. A strategic plan is in place to seek connection of the site east to Botanic Drive and provide access from part of Area 15 to Lakewood shops without utilising Ocean Drive. This would not become a rat run because non-local traffic are unlikely to use the route as it would be longer. On street parking is not relied upon. All proposed lots are large enough to accommodate double garages and additional parking in driveways.	Yes
	b) Traffic management schemes may be appropriate to discourage speeding in long stretches of local roads or to discourage 'rat-running'.		
	c) On street parking should be discouraged along local roads.		
	d) Signage should be provided illustrating links from local roads to the regional networks.		
149	a) Cycling infrastructure should be provided in accordance with the Council's Cycling Plan.	The Port Macquarie-Hastings Bike Plan 2015 identifies Ocean Drive between Laurieton	Yes
	b) Where physical infrastructure or land dedication cannot be provided or is not identified, a		

	contribution in accordance with the Councils' contribution plan/s.	and Kew as a key strategic route. The proposal will link cycle infrastructure to the existing shareway on the southern side of Ocean Drive via internal connection to Woodlands South on the fire trail, via the Crown Road and via Council's future connection to Botanic Drive. An internal shared path network is provided to the site on perimeter roads surrounding the residential lots.	
Infrastructure - Integrated Water Cycle Management			
150	a) An application for subdivision should include a WSUD prepared by a certified practicing engineer and in accordance with Council's adopted design specification documents.	A stormwater management plan and modelling prepared by an engineer supported the larger surrounding subdivision to which connection is proposed under this proposed development.	Yes
Infrastructure - Stormwater Management			
151	a) An application for subdivision should be accompanied by a Stormwater Management Strategy prepared by a certified practicing engineer and in accordance with Council's adopted AUS-SPEC design specification documents.	A drainage plan supports this application. All stormwater infrastructure has been design and will be constructed to AUSPEC standards.	Yes
	b) The Designer should adopt the 'major/minor' approach to urban drainage systems as outlined in the current version of Australian Rainfall and Runoff utilising local parameters and	A stormwater management plan and modelling prepared by an engineer supported the larger	Yes

	factors where necessary and as defined in AUS-SPEC.	surrounding subdivision to which connection is proposed under this proposed development.	
	c) The 'Minor' system generally refers to a pipeline network with sufficient capacity to contain nuisance and low flows from nominated storm events. These pipelines prevent stormwater damage to properties and also limit the frequency and quantity of surface water to a level that is acceptable to the community.	A stormwater management plan and modelling prepared by an engineer supported the larger surrounding subdivision to which connection is proposed under this proposed development.	Yes
	d) A 'Major' drainage system caters for the runoff from rarer storms of higher intensity than for which the minor drainage system has been designed. refers to overland flow paths that are to be designed to convey the major storm flows when the capacity of the minor system is exceeded. The 'Major' drainage system generally refers to a system of safe is designed to handle flows resulting from rare storm events up to and including a 100-year ARI. These flows should follow a designated overland flow paths that are to be designed to convey the major storm flows when the capacity of the minor system is exceeded. The major drainage system is designed to handle flows resulting from rare storm events up to and including a 1% AEP event.	A stormwater management plan and modelling prepared by an engineer supported the larger surrounding subdivision to which connection is proposed under this proposed development.	Yes
	e) The design AEP storm events are defined in AUS-SPEC D5	A stormwater management plan and modelling prepared by an engineer supported the larger surrounding subdivision to which connection is propose dunder	Yes

		this proposed development.	
	f) Freeboard to buildings, structures, property boundaries above major stormwater flows shall be provided in accordance with the council's current flood policy.	A stormwater management plan and modelling prepared by an engineer supported the larger surrounding subdivision to which connection is propose dunder this proposed development.	Yes
152	a) All Council owned stormwater infrastructure is designed in accordance with the Council's AUS-SPEC Design Specification Documents.	All stormwater infrastructure has been design and will be constructed to AUSPEC standards.	Yes
Infrastructure - Water Supply			
153	a) A reticulated water supply should be required for all subdivisions except rural zoned areas greater than 40 hectares or where deemed financial unviable by the Water and Sewer Planning Manager or equivalent.	Extension of the reticulated water supply proposed for connections to each lot. An indicative service strategy has been submitted as amended during assessment of the application.	Yes
	b) For all applicable subdivisions, provision is to be made to provide a separate metered water connection to Council's main for each lot. All work will need to comply with the requirements of Council's adopted AUS-SPEC Design and Construction Guidelines and Policies. Details to be provided on a hydraulic plan submitted to Council.	Each lot is proposed to be serviced via an individual meter connection in accordance with AUSPEC standards.	Yes
	c) A water supply strategy should be required where there are more than 20 lots and may be required for sub-divisions of less than 20 lots as directed by the Water and Sewer Planning Manager or equivalent. The water supply strategy is to detail any subdivision staging and the	A water supply strategy supports the application.	Yes

	corresponding water supply work (including augmentation) necessary to support each stage. The strategy is to incorporate the latest changes in water supply design requirements as well as being modelled on software compatible with that used by Council.		
	d) All water supply systems should be designed to meet Council's design specification documents for infrastructure external to the property.	Water supply designed to meet industry standards.	Yes
	e) Public areas such as parks created by the subdivision, are to be connected to a potable water reticulation system.	Water supply can be address for the desired park as considered necessary - to be addressed at Subdivision Works Certificate stage.	Yes
	f) Proponents are required to extend and meet full cost of water reticulation.	Noted.	Yes
	g) Any water supply assets required prior to the timing in Council's Corporate Plan are to be funded by the developer.	Noted	Yes
Infrastructure - Reclaimed Water			
154	a) A reclaimed water supply should be constructed in accordance with Council's strategy for the provision of reclaimed water supply.	There is a 200mm reclaimed watermain which passes the site on Ocean Drive. The proposed lots are expected to connect to this with details to be provided at SWC stage.	Yes
	b) Where a reclaimed water reticulation system is available to the site, connection to that system should be provided and a reclaimed reticulation system within the site should be provided.		
	c) Where a reclaimed water reticulation system is planned to be available to the site a reclaimed reticulation system should be provided within the site.		
	d) Public areas such as parks created by the subdivision, are to be connected to a reclaimed water reticulation system.		

	e) Where a reclaimed water reticulation system is available or planned to be available to the site, reclaimed water should be used for: – Garden watering/irrigation – Toilet flushing – Washing machine cold water tap – Outdoor use – Other non potable uses as permitted.		
	f) Ensure infrastructure is designed to minimise the risk of cross-connection of potable and non-potable systems, for both public and private infrastructure.		
	g) Proponents should be required to extend and meet full cost of water reticulation.		
	h) Any water supply assets required prior to the timing in Council's Corporate Plan are to be funded by the developer.		
Infrastructure - Sewerage			
155	a) A sewer system is required for all subdivisions with proposed lots smaller than 5000m², where Onsite Sewage Management requirements cannot be demonstrated to Council or where deemed financial viable by the Water and Sewer Planning Manager or equivalent. b) For all applicable subdivisions, provision is to be made to provide a separate sewer junction and connection to Council's main for each lot. All work will need to comply with the requirements of Council's adopted AUS-SPEC Design and Construction Guidelines and Policies. Details to be provided on an Engineering plan submitted to Council. c) A sewerage strategy should be provided for an application for subdivision of 20 or more lots and may be required for subdivisions of less than 20 lots	Sewer connection will be provided separately for all proposed lots. The sewer will be connected to the property to the west and south to the existing sewer pump station KKSPS11 to the southeast. All proposed work is designed in accordance with Council's AUS-SPEC policies. The sewer strategy is shown in the full set of plans as amended. The proposed sewer infrastructure will be constructed per stage as required. The sewer strategy is designed to meet	Yes

	as directed by the Water and Sewer Planning Manager or equivalent. The sewer strategy is to detail any subdivision staging and include the proposed method of servicing necessary to support each stage. The strategy is to incorporate the latest changes in sewer design requirements as well as being modelled on software compatible with that used by Council. d) All sewer systems to be designed to meet the NSW Code of Practice Plumbing & Drainage and Australian Standard AS3500 and related standards for infrastructure within property boundaries. e) All sewer systems to be designed to meet Council's AUS-SPEC specification documents for infrastructure external to the property. f) Sewerage systems should be planned to provide for anticipated future requirements over a period of at least twenty (20) years. g) Proponents should be required to extend and meet full cost of sewerage systems. h) Any sewerage system required prior to the timing in Council's Corporate Plan is to be funded by the developer.	the NSW Code of Practice and AS3500 and other related standards. The sewer will provide for the site for at least 20 years. The proponent will meet the full cost of extending the sewer.	
Soil Management			
156	a) An erosion and sediment control plan should be provided for a development application to subdivide land in accordance with Council's adopted AUS-SPEC design specification documents b) An erosion and sediment control plan should be provided for a development application to subdivide land in accordance with Council's adopted AUS-SPEC design specification documents.	Erosion and sediment control plan is at Sheet 7 of the amended plans. Details can be provided at CC stage. All controls can be provided on site.	Yes

	c) Land identified on the acid sulfate soils map are subject to the provisions under clause 7.1 the LEP.		
	d) Saving and re-using top soil and the incorporation of additives to improve existing soils is preferred to the importation of soils for landscaping.		
Service Infrastructure and Information Technology			
161	a) All service infrastructure should be underground unless otherwise approved by Council.	Service infrastructure proposed to be underground.	Yes
	b) All service infrastructure should be installed in a common trench.	Capable of being provided in a common trench.	Yes
	c) Conduits for the main technology network system should be provided in all streets.	Services will be located within the road reservation.	Yes
	d) Conduits are to be installed in accordance with the National Broadband Network Company Limited's 'Guidelines for Fibre to the Premises Underground Deployment'.	Capable of being installed as per industry standards.	Yes
	e) Access pits are to be installed at appropriate intervals along all streets.	Details to be provided as part of subdivision works certificate plans.	Yes

DCP 2013: Part D - Locality Specific Provisions - D10 The Camden Haven West: D10.2 Area 15 Camden Haven			
DCP Objective	Development Provisions	Proposed	Complies
Ecology			
378	a) The required VMP to be submitted with the DA at the subdivision stage (or land development stage if subdivision is not proposed) is to be consistent with the measures shown in Figure 244 and Table 7. The VMP is to be specify:	The site benefits from DAWE approval 2018/8296 and Development Consent 2017/394. The approved clearing has been completed. The DAWE approval requires that proponent	Yes

	– Full revegetation of E3 Environmental Management zone buffers to EEC areas, – progressive dedication of environmental land and linked to proportionate stages of the development, – the maintenance regime prior to and following dedication; and – the process for certifying completion of works at critical stages of the process.	manage the environmental rehabilitation and ongoing management for up to 20 years. The site contains Management Types 2, 3 and 6 as per Table 7. The proposed site layout is consistent with Figure 247. The stamped approved Ecological Assessment for DA 2017/394 completed the site survey and specifies the VMP principles in Section 5.4. The VMP for the site has been prepared in accordance with the DAWE requirements.	
	b) Development applications for the first stage of development on any land is to include a specific site survey to identify and accurately locate all (proposed to be retained and proposed to be removed) hollow bearing trees on the land. The number and size of hollows is to be recorded for each tree. Where development in Zone R1 General Residential or IN2 Light Industrial requires the removal of hollow bearing trees, an assessment of the impact is to be submitted with the development application, including the identification of ameliorative measures and guidelines for the management of the process of removal during the construction phase. Ameliorative measures are to include the provision of appropriate size and number of artificial nesting boxes within the E2 Environmental Conservation zone. Nest boxes are to be erected prior to release of the first subdivision construction certificate to maximise the potential of		

	uptake prior to removal of hollow bearing trees.		
	c) Prior to release of the first subdivision construction certificate for development of the land parcel containing the Osprey nest, a suitable artificial nesting pole is to be approved and installed on the land to provide an offset for the eventual loss of the Osprey nest tree. Development consent shall not be granted for development on land within the Osprey nest tree buffer unless Council is satisfied that the Osprey nest has been abandoned, based on 2 full breeding cycles.		
Stormwater Management			
379	a) The Stormwater Management Strategy must demonstrate achievement of the water quality targets for discharge to Queens Lake identified in the Area 15 Stormwater Management Plan (Worley Parsons, May 2010) and be designed in accordance with that plan, as generally shown in Figure 245. The strategy shall incorporate water sensitive urban design (WSUD) features in the treatment train including: – Source control via rain gardens and permeable pavements, – Conveyance treatment via vegetated swales and bioretention trenches, and – End of line treatment via gross pollutant traps and bioretention systems. – Stormwater treatment devices shall not be located within the revegetated E3 Environmental	A stormwater management strategy has been submitted with the DA plan set. Refer to plans submitted as amended. The proposed design generally complies with Figure 248. Further construction detail will be required prior to issue of a Subdivision Works Certificate.	Yes

	Management buffer to EEC areas.		
	b) Rain gardens are required at the rate of 170m ² per hectare of developed area, incorporated into individual allotments or the streetscape. If these locations are unsuitable, bioretention trenches or an end of line sand filter may be used to replicate rain garden functionality. An end of line sand filter may only be used where rain gardens/biofiltration trenches are unsuitable on technical grounds and that the provision of an end of line system will decrease Council's ongoing maintenance liabilities.		
	c) Permeable pavements are to be considered in the neighbourhood business and light industrial areas where sustainable in terms of initial capital and ongoing maintenance costs.		
	d) Bioretention trenches are to be provided along the full length of perimeter roads adjoining the environmental zone side, along the length of Lakeridge Road adjoining any development frontage on the high side and along a proportion of internal roads. Vegetated swales may be used in place of bioretention trenches where access requirements and maintenance issues permit. Gross pollutant traps have been identified as likely to be required to treat run off from the neighbourhood business centre and the residential area in the south east of Area 15.		
	e) Council does not support the use of wetland ponds where ongoing maintenance		

	is required to be carried out by council.		
Bushfire			
380	a) Perimeter roads are to be provided in accordance with Figure 246. Perimeter roads are to be located outside of Zones E2 Environmental Conservation and E3 Environmental Management. Road layout is to provide evacuation routes in major bushfire events. b) Subdivision proposals that rely on access through Lakeridge Drive is to be assessed for safe evacuation routes. Figure 247 provides an indication of vegetated areas to be managed for this purpose. The first application for subdivision or major residential development is to include an Emergency Evacuation Report prepared in consultation with the Emergency Planning Committee.	The proposed perimeter roads are generally in accordance and fulfill the intention of Figure 249. A perimeter road is proposed for all lots. The road layout has sufficient capacity to ensure the safe evacuation via Ocean Drive to the south, through the exit to Lake Ridge Drive , and ultimately through a planned future connection to Botanic Drive to the east.	Yes
Flooding			
381	a) Development areas are to be filled to post development flood levels (including climate change scenario) identified in the Floodplain Encroachment Assessment (Worley Parsons, June 2009 and Supplementary Report May 2011). b) The Flood Planning Level is set at the PMF level north of the main flood corridor through the site, to avoid the need for flood evacuation in rare events. c) Development design is to cater for overland flow paths shown in Figure 247. Prior to the first development for subdivision or major	The site is proposed to be filled to meet the requirements of this Flood study. Refer to further comments in main body of report. The proposed stormwater drainage is proposed to the water quality basin in the north-east of the site. The proposed road network also generally caters for the overland flow path shown in Figure 250.	Yes

	residential development proceeding a Flood Evacuation Report is to be adopted by the Emergency Planning Committee.		
Soils			
382	a) Acid sulphate soil assessment is to be undertaken in accordance with the provisions of the LEP.	Refer to LEP comments and specific construction condition recommended. Concept level acid sulfate details sufficient to no warrant refusal of the application.	Yes
	b) Proposed excavations in Terrain Unit C and adjoining areas are to be assessed for potential impacts on groundwater and ensure reactive and sodic soils are managed during, and post, development phases.		
Contamination			
383	a) A site contamination assessment report is to be prepared and submitted with the first application for development of Lot 2 DP 594388.	The identified contaminated site is to the west of the subject site. The Preliminary Site Investigation did not identify any contamination on the subject site.	Yes
	b) Soil testing is to target potential contaminants and locations identified in the report Preliminary Site Investigation for Lots 1 & 2 DP 594388 by King and Campbell October 2009.		
	c) Any required remediation is to be undertaken in accordance with the approved remediation action plan prior to development of the land.		
Heritage Assessment			
384	a) Development applications for subdivision or major development on Lot 11 DP 585667, Lot 1 DP 1090424 and Lot 5 DP 602511 are to be accompanied by a site specific Aboriginal archaeological assessment.	The identified heritage items are to the west of the subject site. No Aboriginal or non-Aboriginal heritage was identified on the subject site.	Yes

Access			
385	a) The subdivision design is to reflect the road hierarchy shown in Figure 251.	The road layout has since been amended during assessment of the application. Provision has been made for the collector road running along the southern site boundary to be connected to the planned link road east to Botanic Drive via its easement across the neighbouring property at 11 Resort Road. The proposed road layout fulfills the same intended purpose of Figure 254. The applicant has advised that a separate DA will be lodged for the construction of the Botanic Drive link road and associated infrastructure in future. This alignment of the road is intended to follow the existing easement and will also have the minimum impact possible on mapped coastal wetlands, while also achieving compliance with AUS-SPEC requirements.	Yes
	b) Timing of the upgrade of the Lake Ridge Drive and the Mountain View Road DP8.3 Intersections is to be in accordance with the Area 15 Planning Agreement.		
	c) The Crown road access from Ocean drive may be retained as a left in/left out intersection serving the corner allotment until the site redevelops for residential purposes.		
Services and Facilities			
386	a) Local parks are to be provided in the locations shown in Figure 252 and linked to the cycleway and pedestrian network.	Figure 255 and Section 386 show a local park on the site. The park will have an area greater than 1,500m2 and be connected by pedestrian and cycle infrastructure. Amended plans have been submitted during assessment to provide a nominated public park proposed	Yes
	b) The south western park is to have a minimum area of 4,000m2 and the north eastern park a minimum area of 1,500m2.		
	c) Pedestrian and cycleways are to be linked to a signalised intersection on		

	the Ocean Drive/ Lakeridge and to Camden Haven High School, and identified regional cycling routes. d) Roads to be designed to cater for the bus routes shown in Figure 252.	adjoining Road 04 in Stage 4 of the subdivision. Construction finishing details should be provided at Subdivision Works Certificate stage. The applicant has noted that the location of the park is within the land to be managed under the VMP by the proponent and transferred to Council when complete. There will not be any physical barrier to accessing the land for use as a park by the public. Pedestrian and cycleways link from the site through Woodlands South to the southern side of Ocean Drive where the existing shareway extends west from the site to Camden Haven High School. In regards to bus routes the applicant has clarified acknowledgement of a bus route plan along proposed Road 1. A bus stop is shown on the current Road 1 plans. It is unlikely that buses would operate along this route prior to the Botanic Drive link connection being completed.	
Amenity			
387	a) Development applications for subdivision or major residential proposals are to: – provide mounding, acoustic barriers and landscaping of Ocean	No direct access is proposed to nearby Ocean Drive and the acoustic mound for South Woodlands has been completed.	N/A

	Drive frontage generally as indicated in Figure 253; – provide internal access arrangements for properties with frontage to Ocean Drive.		
	b) Subdivision of land adjoining the existing nursery and landscape supply businesses shall incorporate adequate separation and screening of the nursery from future dwellings.		
Employment			
388	a) All new residential areas are to make provision for fibre optic cable to be installed, to promote the establishment of home based businesses.	Fibre optic cable will be connected to the site and all residential lots.	Yes
Infrastructure			
389	a) Development applications for subdivision or major residential development are to consider the timing and staging of infrastructure provision including: – Demonstration that water and sewerage reticulation is able to be provided having regard to the existing water mains and the Area 15 Sewer Servicing Strategy, – Forward funding of any infrastructure headworks ahead of Council's program of works.	The proposal is for 115 residential lots and requires the construction of infrastructure. The proposed sewer and water infrastructure will be constructed in stages as required. Water will be connected to the existing 375mm trunk watermain on the southern side of Ocean Drive. Sewer will be connected to the Tate property to the west and then to the existing sewer pump station KKSPS11 to the east.	Yes
390	a) Development shall be designed to ensure the dual reticulation of water supply.	There is a 200mm reclaimed watermain which passes the site on Ocean Drive. Water Management Act certification requirements will be required prior to issue	Yes

		of a Subdivision Works Certificate.	
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