

**Development Control Plan
115 Lot Residential Subdivision
Woodlands North
84 Tree Top View (formerly 169B Ocean Drive)
Kew
Lot 33 DP 754405
V4 - Amended May 2026**



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B2 – Environmental Management

Provision	Comment
3. Waste Management and Minimisation a) Development must comply with Council's Developments, Public Place & Events - Waste Minimisation and Management Policy.	Complies A CWMP will be submitted with the SWC. Operational waste from the site will be collected as part of Council's routine waste collection. Refer to Section 4.8 of the EIS. A Preliminary WMP is provided at Appendix C .
4. Cut and Fill Regrading 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).	Complies There is one house proposed on Lot 56 which is affected by coastal wetlands mapping. The dwelling is proposed because it is not possible to approve a CDC for works on a lot mapped as coastal wetlands. The cut and fill outside the perimeter of the external walls of the building is no more than 1m at the external walls of the building. The temporary stockpile is proposed to have a height of 2-6m maximum. The stockpile will be managed so that the 6m height is hopefully not reached. Once approval of DA 2025/97 is received, it can start to be spread on site.
5. Cut and Fill Regrading a) A certified practicing structural engineer must certify any retaining wall greater than 1.0m. 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.	Complies Retaining walls are proposed throughout the site to provide level building sites and private open space. The highest retaining wall is expected to be 1.3m high. All retaining walls above 1m will be certified by a practising structural engineer with exact heights and details to be submitted at CC stage. See Sheet 7 of the amended plans. Fencing of Lot 56 affected by coastal wetlands mapping is proposed under this DA as the fence will bisect mapped coastal wetlands. Also proposed is fencing on top of retaining walls for which consent is required. All proposed fencing is 1.8m Colorbond fencing. All other fencing will be erected as complying development wherever possible. The stockpile will not be accessed during floods.

6. Cut and Fill Regrading 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 10,000m³ 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; - provide measures to compensate for and minimise any net adverse impacts. b) The use of high earthworks batters should be avoided. c) Preliminary plans indicating the final landform are required to be submitted with any master plan or subdivision application. d) The subdivision should be designed to fit the topography rather than altering the topography to fit the subdivision.	Complies Refer to Part 4.5 of the EIS. The site levels will not be changed by 5m or more than 10,000m³ per ha. There are no high earthwork batters proposed. A preliminary earthworks plan is submitted with the civil plan set. The existing topography of the site is undulating and not steep. The existing topography has been utilised in the final landform design. The proposed temporary stockpile will have a maximum height of 2-6m and cover an area of approximately 25,000m². The temporary stockpile will cover approximately 6.8% of the site. The topography of the site will only be temporarily altered by the stockpile which will be reused on site in future. There will be no impacted parties as a result of the proposed temporary stockpile, which is approximately 200m from the nearest dwelling. The proposed haul distance is the shortest route possible to access and exit the site, minimising truck movements.
7. Environmental Management Areas and Buffers a) For coastal floodplain endangered ecological communities a minimum, fully vegetated buffer of 35m must be provided. b) For Freshwater Wetland on Coastal Floodplain endangered ecological community a fully vegetated buffer of 100m is to be provided. c) For all other endangered ecological communities, a fully vegetated buffer of 50m must be provided. d) Stormwater management facilities may be considered within buffer areas only where the applicant can demonstrate the proposal is justified on the basis of practical engineering related site constraints and where it is adequately demonstrated that the applicable objectives are achieved. e) Fully vegetated buffers cannot contain road infrastructure or an asset protection zone. f) Where different buffers (including riparian buffers) apply to an area, the greater of the buffer widths applies.	Acceptable on Merit The clearing of 28.47ha of the subject land has been completed in accordance with DA 2017/394 (Appendix B) and DAWE permit (EPBC 2018/8296) (Appendix C). The FFA did not identify any EECs on the development site at the time of survey. Two water quality basins are proposed in the C3 zone, south of Road 1. The C3 zone is the most appropriate location for the stormwater basin from an engineering perspective due to the topography of the site and the approved clearing area. The water quality basins are proposed to be vegetated with native local flora species conducive to habitat for present fauna species, where possible. Furthermore, under SEPP Transport and Infrastructure, Stormwater Management Systems can be constructed in the C3 zone with consent.

	There is no road infrastructure or APZ proposed within a fully vegetated buffer.
8. Environmental Management Areas and Buffers a) Any habitat/vegetation which will be lost as a consequence of development is to be offset through the dedication of suitable land utilising expert ecological knowledge to determine the impact and offset based on the principle of 'improve and maintain'. b) Improvement and maintenance of existing habitat and corridors and the consolidation of fragmented bushland are to be considered as the first preference for any development offset. c) A Vegetation Management Plan (VMP) is to be prepared for any environmental land that is to be retained or used to offset development impacts. d) VMPs are required to address Council's VMP "Heads of Consideration"	Acceptable on Merit The clearing of 28.47ha of the subject land has been completed in accordance with DA 2017/394 (Appendix B) and DAWE permit (EPBC 2018/8296) (Appendix C). In accordance with Condition 5(i) of EPBC 2018/8296 offset land of 25.43ha has been purchased by the proponent and dedicated to Dooragan National Park. In accordance with Condition 5(ii) of EPBC 2018/8296 a VMP has been prepared by EcoLogical Australia and approved by DAWE. The VMP has been approved in accordance with the strict DAWE guidelines rather than Council's heads of consideration. This is considered acceptable on merit.
9. Environmental Management Areas and Buffers a) A minimum, fully vegetated buffer from the top of bank to both sides of a watercourse is to be provided in accordance with the following: - 10m for 1st order streams that flow intermittently. - 30m for 1st order streams that flow permanently. - 40m for 2nd order streams. - 50m for 3rd order streams. - 65m for 4th order streams. b) Stormwater management facilities may be considered within buffer areas only where the applicant can demonstrate the proposal is justified on the basis of practical engineering related site constraints and where it is adequately demonstrated that the applicable objectives are achieved. c) Fully vegetated buffers cannot contain road infrastructure or an asset protection zone.	Acceptable on Merit The mapped watercourses on the site are shown below. 1st and 2nd order streams traverse the southeastern corner of the site. It is proposed to fill and construct lots in this area. The 2nd order stream is not visible on the recent aerial at Sheet 5 of the plans. The water body mapped in the south east is a farm dam and the 1st order stream is a manmade overflow channel. There is not considered to be any value in providing a fully vegetated buffer to a watercourse that is manmade and another that does not appear to exist. The NE and SE of the site are mapped as "subject to inundation." Works are not proposed in the NE affected area. Fill is proposed in the SE affected area, where clearing has already been completed with approval. The road between Woodlands North and South is mapped as subject to inundation. The road is proposed to be an at grade bushfire access and egress. Only minor works are proposed. To the west of the Crown Road, road access to Lake Ride Drive has been approved within the mapped area under DA2017/1059 for other Area 15 landowners. General Terms of Approval were issued by DCCEEW Water on 6 March 2026 (IDAS-2025-10154).

	
10. Tree Management – Land to which SEPP (Vegetation in Non-Rural Areas) 2017 Applies a) Prescribed vegetation for the purposes of the SEPP (Vegetation in Non-Rural Areas) 2017 is any tree identified in Table 1 or is a mangrove or cycad and is: - 3 metres or higher in height, or	Not Applicable The clearing of 28.47ha of the subject land has been completed in accordance with DA 2017/394 (Appendix B) and DAWE permit (EPBC 2018/8296) (Appendix C). There is no further clearing proposed.

- has a trunk diameter of 100mm measured at 1.0metre above ground level; or - a hollow bearing tree b) The above criteria does not apply to a tree where the nearside trunk is 3 metres from the nearest external wall of an existing, permanent dwelling or manufactured home and is located within the same property. Such trees may be removed without a permit or development consent. This Provision does not apply to areas mapped as Core Koala Habitat under the LEP. A permit will be required in these instances.	
11. Tree Management – Private Land a) Pruning must be undertaken in accordance with Australian Standard AS 4373 - Pruning of Amenity Trees. b) An application for the removal of a tree listed in Table 1 must be accompanied by an Arborist's report stating that the tree: - Is dangerous; or - is dying and remedial pruning would not improve the deteriorated condition of the tree; or - has a history of branch fall (documented or photographic evidence to be provided); or - is structurally unsound or; - diseased. - Advice on the requirement of an arborist report associated with a tree removal permit can be obtained from Council's Tree Assessment staff. - The requirement for an arborist report for tree removal associated with a development application will be determined on merit by Council's Development Assessment. c) Where a tree listed in Table 1 is approved for removal it must be compensated with 2 x koala habitat trees. Significant large-scale development will require an advanced size koala food tree or habitat tree (primary Koala browse species) that meets AS2303:2015 Tree Stock for Landscape Use. The compensation tree is to be planted in a suitable location as determined by the Director of Development and Environment or their delegate. Note: <i>The above replanting requirement only applies where there is no applicable KPoM</i> d) Removal of dead branches including palm fronts and the selective removal of branches up to and including a diameter of 50mm may be undertaken without a permit or development consent where the removal: - Does not alter the canopy of the tree, and	Not Applicable The clearing of 28.47ha of the subject land has been completed in accordance with DA 2017/394 (Appendix B) and DAWE permit (EPBC 2018/8296) (Appendix C). There is no further clearing proposed.

- Does not destroy the aesthetic appearance of the tree canopy; and - Does not alter the growth structure of the tree, and - Is carried out in accordance with Australian Standard AS 4373 - Pruning of Amenity Trees. e) The pruning of large garden shrubs in excess of 3 metres in height for the purpose of ornamental shaping is permitted without a permit or development consent. f) Where a development is proposed adjoining Council controlled land, the plans must identify all trees that fall within 6.0m of the property boundary and any trees proposed to be removed, identified on that plan. g) Any pruning or removal of any tree on private land must be undertaken in accordance with Council's tree management specifications. h) A tree removal permit can be sought for tree removal associated with a Complying Development Certificate (CDC), subject to the tree removal meeting the following criteria: - Must be associated with CDC and removal must not occur until CDC issued. - Application must identify and locate all trees within proximity to the development. - No more than 3 trees over 6m in height to be removed. Trees taken to be impacted on by the development are to be determined in accordance with AS 4970 - Protection of trees on development sites (i.e 12 x DBH tree protection zone required for those trees to be retained). - Must not involve removal of hollow bearing trees. - The removal of any koala browse tree species are to be replaced at a ratio of 2:1 on site or at a secure off site location agreed to by Council. Any on site replanting is to have regard for services and buildings and is to be agreed to by Council.	
12. Tree Management – Public Land a) Trees on public land shall not be pruned or removed unless: - Written consent is provided by Council; and - They are dead, dying, diseased or dangerous, or - They are causing damage to infrastructure on public land, or - They are impacting on pedestrian or traffic conditions; or - They are interfering with services on private property; or - They impact on the outlook from historic sites or significant public viewing areas, or	Not Applicable No tree clearing on public land is proposed.

- The growth habit or mature size of the tree is undesirable in a particular situation, as determined by the General Manager or his delegates; or b) The trees require removal to fulfil the requirements of section 100C of the Rural Fires Act 1997, as determined by the General Manager or his delegates. c) Where a tree removal on public land is approved, the removal is to be supervised by the Director of Infrastructure Services or their delegate and undertaken in accordance with Council's tree management specifications. d) A tree removed on public land is to be replaced by an approved species in a suitable location as determined by the Director of Infrastructure Services or his delegate. e) Council will not consider the pruning or removal of trees where the intent is to enhance the views of or from private property. f) Adhoc planting of trees or other vegetation within the road reserve (including public footpaths) is not permitted. Any planting that occurs in this manner will be removed and the road reserve restored at no cost to the Council. g) Council may consider permitting planting on public land by an Incorporated Community Group where accompanied by a detailed report. h) Council has no statutory obligation or onus to treat termites, however where a tree on public land is affected by termites, Council may grant permission for adjoining landowners to enter upon public land to treat termites where treatment does not include the destroying, pruning or removal of trees on public land. i) Any pruning, removal or treatment of any tree on public land must be undertaken in accordance with Council's tree management specifications. j) Council, or contractors working on behalf of Council are exempt from requiring an approval to remove or kill non-native or non-indigenous native trees from public bushland reserves.	
13. Tree Management – Hollow Bearing Trees a) All hollow bearing trees within the development area are to be accurately located by survey and assessed by an appropriately qualified ecologist in accordance with Council's Hollow-bearing tree assessment (HBT) protocol.	Not Applicable The clearing of 28.47ha of the subject land has been completed in accordance with DA 2017/394 (Appendix B) and DAWE permit (EPBC 2018/8296) (Appendix C). There is no further clearing proposed. Retained HBTs are shown on plans and will be protected during construction.

b) Any tree that scores less than 8 using the HBT assessment protocol may be considered for removal subject to compensatory measures specified below. c) Any tree that scores 8-12 using the HBT assessment protocol may be considered for removal if management measures are 'impractical to allow retention' d) Any tree that scores more than 12 using the HBT assessment protocol the assessment must be retained and afforded a development exclusion buffer or located within environmental lands. e) Where a development exclusion buffer is proposed it shall have a radius of 1.25 times the height of the tree measured from its base.	
14. Tree Management – Hollow Bearing Trees a) A strategy for tree removal (timing and methodology) that minimises impacts on native wildlife shall accompany any development that proposes the removal of HBTs. b) The removal of HBTs is to be offset by the retention of recruitment trees. Compensatory recruitment trees shall be provided at the rate of two for one for trees that scored 8-12, and at the rate of one for one for trees that scored less than 8. A tree can be considered to be a compensatory recruitment tree under the following criteria: - Does not have any major structural defects or is suffering from disease that would lead to premature death; and - Is from the same vegetation community and same genus; and - Are to be located within environmental lands and managed in accordance with a VMP; and - Have a DBH of 50cm or greater and do not possess hollows. For Blackbutt Eucalyptus pilularis a DBH of 100cm or greater applies. c) The removal of HBTs are to be offset by the installation of nesting boxes of similar number and size as those to be removed. d) Nesting boxes are to be installed like for like (both type and number, and host tree to genus level) and must be located within proposed open space or environmental lands. e) Nesting Boxes are to be installed and maintained within environmental lands in accordance with a VMP. f) Nesting Boxes to be inspected and maintained by a qualified ecologist. g) Any HBT that will not afford protection via an exclusion buffer or within environmental lands will attract the same offsetting requirements as if it was to be removed.	Not Applicable The clearing of 28.47ha of the subject land has been completed in accordance with DA 2017/394 (Appendix B) and DAWE permit (EPBC 2018/8296) (Appendix C). There is no further clearing proposed.

B3 – Hazards Management

Provision	Comment
15. Airspace Protection a) Development shall not result in land use or activities that attract flying vertebrates such as birds and bats within proximity of flight paths associated with airport operations.	Complies The proposed development will not unduly attract flying vertebrates to the site. Nighttime illumination will be typical of a residential area.
16. Airspace Protection a) Development shall not result in emission of airborne particulate or produce a gaseous plume with a velocity exceeding 4.3m per second that penetrates operational airspace. Refer Manual of Standards Part 139 – Aerodromes, Civil Aviation Safety Authority.	Complies During earthworks standard measures will be implemented to ensure that airborne emissions do not penetrate operational airspace.
17. Airspace Protection a) Lighting to comply with Section 9.21 of the Manual of Standards Part 139 – Aerodromes, Civil Aviation Safety Authority.	Complies Street lighting will comply. Illumination will be typical of a residential area and will not impact on flight paths.
18. Bushfire Management 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 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 areas adjoining environmental management areas and their buffers. Refer to Figure 2.	Complies A Bush Fire Report has been prepared and is held at Appendix I . 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. The temporary stockpile will not be accessed during periods of bushfire alert. A Bushfire Safety Authority was issued by the RFS on 2 March 2026 (DA20250228000760-S38-3).
19. Flooding a) Development must comply with Council's Floodplain Management Plan and Flood Policies.	Complies The site is mapped as flood affected. A Flood Impact Assessment was prepared for the Area 15 Structure Plan (Appendix L). The residential zoned

	areas which are flood prone will be filled to above the flood level where needed in accordance with Council's advice at pre lodgement. The plans have been amended to show the flood levels and the proposed RLs throughout the site as well as the proposed evacuation routes. Flood free access will be available via the links to Lake Ridge Drive and Botanic Drive. Although, all lots and public roads will be above FPL2 and evacuation will not be necessary.
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B4 – Transport, Traffic Management, Access and Car Parking

Provision	Comment
22. Road Hierarchy 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. 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. c) All new roads are designed in accordance with Council's AUS-SPEC design specification documents.	Complies The proposed roads differ in alignment and design in accordance with the hierarchy. The perimeter and entry roads are 20m wide and the secondary roads are 15m and 16m wide. The Collector Road which links to the road to the west to Lake Ridge Drive approved under DA 2017/1059 and the link provided for Council to connect to Botanic Drive is 20m wide to match the width of existing and approved roads. A separate DA will be lodged by the proponent for a connection to Botanic Drive. The maximum traffic speed on all proposed roads is 50km/h. All proposed roads are designed in accordance with Council's AUS-SPEC specifications. Further detail to be provided at SWC stage. See discussion of Section D10.2 of the PMH DCP 2013 in this table.
23. Road Hierarchy a) New direct accesses from a development to arterial and distributor roads is not permitted. 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. b) Existing direct accesses from a development to arterial and distributor roads are rationalised or removed where practical. c) Vehicle driveway crossings are minimal in number and width (while being adequate for the nature of the development), and positioned: - to avoid driveways near intersections and road bends, and - to minimise streetscapes dominated by driveways and garage doors, and - to maximise on-street parking.	Complies Direct access is not provided from an arterial or distributor road. Road access to the site will be via the connection approved to Lake Ridge Drive to the west under DA 2017/1059 and to the future connection to Botanic Drive to the east, for which the proponent will lodge a separate DA. 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. Each dwelling will have one vehicle crossing. Each lot is designed to ensure adequate width for driveways to avoid intersections and road bends, minimise garages and maximise on street parking. The proposed cul de sac allows for adequate driveways from the proposed lots.

24. Parking Provision a) Off-street Parking is provided in accordance with Table 3, located at the end of this section. b) Where a proposed development does not fall within any of the listed definitions, the provision of on-site parking shall be supported by a parking demand study. c) Where a proposed development falls within more than one category Council will require the total parking provision for each category.	Complies The proposal is intended to be serviced primarily by off-street parking, all residential lots have ample room to satisfy the DCP parking requirements through driveway and garage space.
26. Parking Provision a) On street parking, for the purposes of car parking calculations will not be included unless it can be demonstrated that: - there is adequate on street space to accommodate peak and acute parking demands of the area; - parking can be provided without compromising road safety or garbage collection accessibility; - parking can be provided without jeopardising road function; and - that streetscape improvement works, such as landscaped bays and street trees are provided to contribute to the streetscape. b) On street parking is provided in accordance with AS2890.5.	Complies Each lot is supplied with ample space to provide for off-street parking for up to four cars in the garage and driveway. On-street parking will be possible, though the development will be capable of servicing itself via off-street parking sufficiently.
27. Parking Provision a) On street parking will not be permitted unless it can be demonstrated that: - parking does not detract from the streetscape; and - that streetscape improvement works, such as landscaped bays and street trees are provided.	Complies On street parking is not proposed to be included in the parking calculation for any dwelling. Street trees and landscaping will be exhibited throughout the site.
30. Parking Layout a) Bicycle and motorcycle parking shall be considered for all developments. b) Bicycle parking areas shall be designed generally in accordance with the principles of AS2890.3 - Parking facilities - Bicycle parking facilities. c) Motorcycle parking areas shall be 1.2m (wide) x 2.5m (long).	Complies All proposed lots have ample room to provide for bicycle and motorcycle parking.
33-34. Landscaping of Parking Areas	Not Applicable Car parks and parking bays are not proposed nor necessary for the development. In any instance, street tree plantings and landscaping will be utilised throughout the development.
41. Traffic Generating Development a) Traffic Generating Development as defined under SEPP (Infrastructure) 2007 is referred to Roads and Maritime Services. (Refer to Clause 104 and Schedule 3 of the SEPP).	Complies

	Pursuant to Schedule 3 of SEPP Transport and Infrastructure 2021, the proposal is not defined as traffic generating development. The subject site does not have a direct connection to a classified road. The Traffic Impact Assessment for this proposal is provided at Appendix J.
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B5 – Social Impact Assessment and Crime Prevention

Provision	Comment
42. Social Impact Assessment a) A social impact assessment shall be submitted in accordance with the Council's Social Impact Assessment Policy. Note: Council's Social Impact Assessment policy includes guidelines to assist applicants in preparing a SIA.	Not Applicable The social impact of residential development in Area 15 was considered during preparation of the Area 15 Structure Plan. A further SIA is not considered necessary.
43. Crime Prevention 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.	Complies The proposal provides a high level of natural surveillance due to the pedestrian shareway surrounding the residential area and dwellings facing public areas. The access to the site and the separation from other residential areas provides the site with an overall sense of place and ownership, which will serve to discourage anti-social behaviour. Routes to the site and throughout the site are predictable and way finding is not complex. Basic street lighting in accordance with Council requirements is proposed throughout the site.

C1 – Low Density Residential Development

Provision	Comment
44. Front Setbacks 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. 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) In all other cases the primary road front setback should be provided in accordance with the requirements in Table 4: Classified road – any frontage 6.0m Primary frontage 4.5m Secondary frontage 3.0m	Complies Lot 56 dwelling has a 4.5m front setback with no structures in the articulation zone.
45. Front Setback 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. Note: The distance to the garage/carport or parking space may be measured to the entry point of the garage/carport or parking space or front posts or walls. b) The total width of the garage/carport openings should not be more than 6m and not more than 50 per cent of the width of the building. c) Driveway crossovers are no greater than 5.0m in width. d) Where a dual occupancy or attached dwelling is proposed on a corner lot a garage and driveway is provided on each road frontage.	Complies The proposed garage is at least 1m behind the building line and 5.5m from the front boundary. The proposed garage is less than 6m wide and no more than 50% of the building width. Driveway is no more than 5m in width at the street boundary.
46. Side and Rear Setbacks a) A minimum rear boundary setback of 4m is to be provided to dwellings (including verandahs, patios and decks).	Acceptable on Merit Lot 56 has a 6.12m rear setback.

b) A minimum rear boundary setback of 900mm applies to sheds and swimming pools subject to achieving minimum required private open space area. c) Council may consider varying rear setback requirements where it is demonstrated that the private open space could achieve better solar access between the building and the side setback. In that instance, one side setback should be a minimum 4m in width (for an equivalent length of rear boundary, behind building line) and the rear setback may be reduced to 900mm. d) A detailed site analysis is to be provided indicating the impact of the design on adjoining dwellings and open space areas. Note: In relation to setback requirements for low-density development, corner blocks do not have a rear boundary.	
47. Side and Rear Setbacks a) Ground floors (being <1m above existing ground level) should be setback a minimum of 900mm from side boundaries. b) First floors and above (including single storey with floor level >1m) should be setback a minimum of 3m from the side boundary, or reduced down to 900mm where it can be demonstrated that the adjoining property's primary living rooms and principal private open space areas are not adversely overshadowed for more than 3hrs between 9am - 3pm on 21 June. c) First floors and above should have building walls that step in and out at least every 12m by a minimum of 500mm articulation. Where first floors and above are setback >3m, wall articulation is not required.	Complies Lot 56 has side setbacks of 1.5m and 7.7m.
48. Private Open Space a) All dwellings should have a minimum area of private open space of 35m², 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. b) Private open space may include clothes drying areas and garbage storage.	Complies The proposed dwelling complies. POS and al fresco areas are shown on the house plans.
49. Public Domain and Fencing a) Front fences built forward of the building line for the primary road frontage should be detailed on the development application plans. b) Solid Front fences up to 1.2m high should be: – Setback 1.0m from the front boundary, and – Suitably landscaped to reduce visual impact, and	Not Applicable The proposed dwelling does not have a front fence.

– Provide a 3m x 3m splay for corner sites. c) Front fences proposed to be more than 1.2m high should be a maximum of 1.8m in height, above existing front property boundary level, and either: – Include landscaped recesses having minimum dimensions of 1.8m long x 900mm deep which occupy no less than 50% of the total length of the fence, or – be erected up to the front boundary for a maximum length of 6.0m or 50% of the street frontage, d) have openings which make it not less than 25% transparent (no individual opening more than 30mm wide); e) provide a 3m x 3m splay for corner sites, and f) provide a 900mm x 900mm splay for vehicle driveway entrances.	
50. Public Domain and Fencing a) For tennis courts or other similar areas, chain wire fences should be black or dark green plastic coated mesh. b) Solid fences enclosing these facilities should not be permitted over 1.8m.	Not Applicable There are no tennis courts or similar proposed.
51. Bulk and Scale a) Direct views between indoor living rooms and principal private open space of adjacent dwellings, including proposed dwellings approved on adjoining lots, including 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. c) Privacy protection is not required for: – Any Indoor living room windows with a sill height of greater than 1.5m above the finished floor level of that room or where fixed non-openable translucent glass is installed to the same height.	Complies The proposed dwellings are single storey and have side and rear 1.8m high fences for privacy. Living room windows face POS. Al fresco areas are at ground level and will be screened by 1.8m high fences.

d) Direct views described above may be reduced or obscured by one of the following measures (details to be submitted with the development application): – 1.8m high fence or wall between ground-floor level windows or between a dwelling and principal private open space – Screening of minimum 1.7m height, that has 25% openings (max), with no individual opening more than 30mm wide, is permanently fixed and is made of durable materials. – A window, the whole of which has translucent glass and is not able to be opened.	
56. Ancillary Development 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). – 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.	Not Applicable There are no outbuildings or ancillary garages proposed. The rainwater tanks proposed are all behind the main building line.

C5 – Subdivision

Provision	Comment
139. Site Analysis 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.	Complies The relevant site constraints are indicated on plans at Appendix F and discussed throughout this report.
140. Urban Structure and Lot Layout a) Any residential allotments created by Torrens title subdivision should satisfy the following standards: - A minimum width of 15 metres when measured at a 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.	Complies All proposed lots are a minimum of 15m wide. 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. Urban Structure and Lot Layout a) Battleaxe allotments are discouraged in greenfield development. b) Council may consider permitting Torrens Title battleaxe allotments for “infill” development where it is demonstrated that:	Not Applicable

- 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 one battleaxe 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 CC stage. Garbage collection for the future strata property will be by private arrangement.
142. Urban Structure and Lot Layout a) The subdivision of land with slopes exceeding 25% is generally discouraged.	Complies Neither the existing or proposed land form has a slope of 25%.
143. Urban Structure and Lot Layout 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. 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. c) Lot size and shape are to reflect orientation to ensure future dwelling construction has optimal opportunity for passive solar design.	Complies 92 of the proposed lots are orientated east, west and south. There are only 23 regular north facing lots. The north facing lots have been minimised to 20% of lots, which is the minimum possible with regard to site constraints. Three of the proposed street blocks are orientated north-south and three are orientated east-west. The block layout is constrained by vegetation which must be retained. All proposed blocks are generally 60-80m by 120-150m. The proposed lot sizes and shapes reflect the future dwelling orientation for passive solar design.
144. Urban Structure and Lot Layout a) The site analysis, including the lot orientation, layout, and natural topography should inform and aid the design of the street pattern. b) The street plan should provide: - Street network, including those existing (adjacent or opposite); - Cycleways and pathway network	Complies The proposed layout has been designed to accommodate the surrounding environment, including the mapped coastal wetland areas. The principle constraint to development of the site has been the cleared areas of the site. All required elements are shown on plans held at Appendix F.

- 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; - 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. Urban Structure and Lot Layout a) Subdivision applications close to urban centres should achieve a high-medium population yield (>35 dwellings per hectare). b) Subdivisions along arterial roads and serviced by public transport should achieve a high-medium population yield (>35 dwellings per hectare).	Complies The site is not close to an urban centre or along an arterial road.
146. Infrastructure – Road Design and Construction 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. b) The design of roads identified for bus routes should comply with the AUSTROADS standards, including the design of bus bays and stops. c) Development should provide the bus stops, including bus bays and shelters not more than 600m apart. d) The design of roads shall be in 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 Indigenous Street and Open Space Planting List; - underground utilities; - formed kerb and guttering in accordance with AUS-SPEC requirements; - pedestrian path 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.	Complies All new roads will be designed in accordance with AUS-SPEC and dedicated to Council. Details are to be submitted at SWC stage. A bus route is not proposed through the site. Buses currently service Ocean Drive south of the subject site, with ample pedestrian shareways provided from the site to access bus stops along Ocean Drive. No new bus stops are proposed. There are four on Ocean Drive within walking distance of the site. Internal roads will have street trees at a rate of 1 per 20m on the street frontage, underground utilites, kerb and gutter and pedestrian paths. Perimeter roads are provided in accordance with PBP 2019.

147. Infrastructure – Pedestrians and Cycleways 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 adopted AUS-SPEC design specification documents. 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.	Complies 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 the road network. Street lighting in accordance with standards is proposed which will ensure an acceptable level of safety at night.
148. Infrastructure – Pedestrians and Cycleways a) Local roads are to be designed for a maximum vehicle speed of 50kph. 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.	Complies All proposed internal roads have a speed limit of 50km/h. Access to the site and location does not encourage rat running. Council plans to connect 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.
149. Infrastructure – Pedestrians and Cycleways a) Cycling infrastructure should be provided in accordance with the Council's Cycling Plan. b) Where physical infrastructure or land dedication cannot be provided or is not identified, a contribution in accordance with the Councils' contribution plan/s.	Complies The Port Macquarie-Hastings Bike Plan 2015 identifies Ocean Drive between Laurieton 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.

150. Infrastructure – Integrated Water Cycle Management 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.	Complies Stormwater plans have been submitted with the DA plan set. Water quality basins are proposed in the C3 zone. Refer to plans at Appendix F.
151. Infrastructure – Stormwater Management 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. 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 factors where necessary and as defined in AUS-SPEC. 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. 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. e) The design AEP storm events are defined in AUS-SPEC D5 f) Freeboard to buildings, structures, property boundaries above major stormwater flows shall be provided in accordance with the council's current flood policy.	Complies A stormwater management strategy has been submitted with the DA plan set. Refer to plans at Appendix F.
152. Infrastructure – Stormwater Management a) All Council owned stormwater infrastructure is designed in accordance with the Council's AUS-SPEC Design Specification Documents.	Complies All proposed stormwater infrastructure will be in accordance with AUS-SPEC. See full plans with detail at Appendix F.

153. Infrastructure – Water Supply 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. 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. 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 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. e) Public areas such as parks created by the subdivision, are to be connected to a potable water reticulation system. f) Proponents are required to extend and meet full cost of water reticulation. g) Any water supply assets required prior to the timing in Council's Corporate Plan are to be funded by the developer.	Complies The site will be connected via the watermain established by Woodlands South, linked to the existing 375mm watermain south of Ocean Drive. Reticulated water will be provided to each lot separately. Connections will be in accordance with AUS-SPEC. Each lot will be separately metered. The water supply strategy is shown on the plans held at Appendix F.
154. Infrastructure – Reclaimed Water a) A reclaimed water supply should be constructed in accordance with Council's strategy for the provision of reclaimed water supply. 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) Any amenities provided in public areas, such as toilets, should maximise the utilisation of reclaimed water where appropriate. f) 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	Not Applicable 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.

- Toilet flushing - Washing machine cold water tap - Outdoor use - Other non potable uses as permitted. g) Ensure infrastructure is designed to minimise the risk of cross-connection of potable and non-potable systems, for both public and private infrastructure. h) Proponents should be required to extend and meet full cost of water reticulation. i) Any water supply assets required prior to the timing in Council's Corporate Plan are to be funded by the developer.	
155. Infrastructure – Sewerage 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 financially 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 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.	Complies 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 is at Appendix F. The proposed sewer infrastructure will be constructed per stage as required. The sewer strategy is designed to meet 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. Refer to discussion and figure at Clause 153.

156. Soil Management 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. 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.	Complies 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. LEP 2011 indicates the site is affected by Class 3 and Class 5 acid sulfate soils, particularly within the northern and southeastern ends of the site. Minor parts of the development footprint are within or in proximity to sulfate soils. Part of Stage 4 is proposed within the Class 3 ASS in the southeast corner of the site. The Class 5 ASS are contained within the C2 and C3 zone. There are residential lots, roads, infrastructure and water quality basins proposed in Class 3 and 5 ASS. Fill is proposed in the eastern part of the site, rather than excavation which would disturb ASS. Trenches are also unlikely to disturb ASS. The Coffey Geotechnics report dated 2007 Section 5 identifies the ASS area as having a shallow perched groundwater table at a minimum depth of 0.48m from the surface. Excavations in this area may lower the groundwater table and require dewatering. It is proposed to fill the site and then trench, making the disturbance of ASS unlikely. The report recommends sheet piling or similar during construction to reduce the zone of influence. A detailed ASS management plan will be submitted at CC stage, once final design is complete for the proposed landform and infrastructure. During preparation of engineering design, further geotechnical investigations would be undertaken to address these matters. A condition of consent is anticipated in that regard.
157. Public Open Space a) Neighbourhood parks area to be provided so that all residential areas are generally within 500m of the nearest park. b) The location of neighbourhood parks is to be optimised so that a minimal number of parks are required. c) Neighbourhood parks and playing fields should be connected to the cycleway and pedestrian path networks. d) Neighbourhood parks should provide a range of facilities. e) Sports fields should be located close to school facilities.	DCP Section 10.2 shows a public park in Woodlands North. A park is proposed on the southern side of Stage 4, within the R1 zone, adjacent to Road 4 and a water quality basin. This park is proposed to be a nature reserve with a walking path. The proposed park is centrally located in Woodlands North. It is connected to Woodlands North by shareways.

f) As a minimum 1.5 hectares active open space (sports fields); 5000m² neighbourhood park; 1 hectare of linkage/amenity space (total 3 hectares open space) to be provided per 1,000 people.	
158. Public Open Space a) Neighbourhood parks are to be dedicated as development occurs, and are to include the following: - Minimum size of 5,000m². - At least 2000m² should be level to gently sloping land. - Street frontage to the same standard as adjoining residential areas (i.e. kerb and gutter, or drainage swales where appropriate). - Any landform grooming to ensure the park is to a standard to suit Council's maintenance regime. - Any drainage works to ensure the functionality of the park. - Access via more than one street. - Integration with other community facilities. - Should be located to cause minimal disruption to traffic. b) Neighbourhood park embellishment is to incorporate: - Park furniture including seats with shelters, barriers and any appropriate path and cycleway linkages along desire lines or linking to the cycleway network. - Any boardwalks necessary to achieve the required functionality of the park. - Works should generally be required to be undertaken prior to dedication to Council.	Refer Section 386 discussion below.
159. Public Open Space a) An open space management strategy should accompany any subdivision application where open space that connects to natural linkages, drainage and wildlife corridors.	Not Applicable The proposed open space in the C2 and C3 zone will be retained by the site owner until the VMP works are complete, after which time dedication to Council will occur. The open space comprises natural linkages, drainage and wildlife corridors. An open space management strategy is not necessary at this time.
160. Public Open Space a) Lot layout should address areas of open space or public environmental management areas. b) Perimeter roads should border any area of open space or public environmental management areas.	Complies 30 lots throughout the site will have direct outlook to the C2 and C3 zones. The lots are separated from the C2 and C3 zones by a perimeter road.

c) An assessment against the generic elements of crime prevention through environmental design described in the Crime Prevention Through Environmental Design (CPTED) principles is provided with the subdivision application.	An assessment against the generic CPTED principles is provided under Clause 43 above.
161. Service Infrastructure and Information Technology a) All service infrastructure should be underground unless otherwise approved by Council. b) All service infrastructure should be installed in a common trench. c) Conduits for the main technology network system should be provided in all streets. d) Conduits are to be installed in accordance with the National Broadband Network Company Limited's 'Guidelines for Fibre to the Premises Underground Deployment'. e) Access pits are to be installed at appropriate intervals along all streets.	Complies All services are proposed to be underground in a common trench. Conduits for NBN will be provided for each dwelling in accordance with the NBN guidelines. Access pits are to be installed at appropriate intervals along all public roads.
167. Strata / Community Title Subdivision a) Strata subdivision may be applied for: - as part of a development application for a new proposal. - existing development, currently not subject to a strata. Note: For new developments applicants are advised to apply for strata title subdivision at the development application stage. Otherwise a separate and new application is required, accompanied by new fees. Applicants are to submit an indicative concept plan with the development application showing private and common property. This does not have to be a formal strata plan at this stage. Where it is proposed to develop in stages, this should be indicated on the concept plans. The development should be completed in accordance with the consent prior to the release of the linen plan.	Not Applicable All proposed lots are Torrens Title lots.

D10.2 – Area 15 Camden Haven

378. Ecology 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 247 and Table 7. The VMP is to be specify: - 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. 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.	Acceptable on Merit The site benefits from DAWE approval EPBC 2018/8296 and Development Consent 2017/394. The approved clearing has been completed. The DAWE approval requires that Jojeni manage the environmental rehabilitation, notwithstanding that the VPA provides for environmental rehabilitation to be Council responsibility subject to Jojeni paying a financial contribution. It was verbally agreed with Council that Jojeni will complete the initial rehabilitation of the site and also be responsible for ongoing management for up to 20 years. Jojeni will therefore have responsibility for environmental management and retain the environmental management contribution with security provided to Council and amendment to the VPA. 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. Refer to Appendix B. The VMP for the site has been prepared in accordance with the requirements of the DAWE approval EPBC 2018/8296 and has been approved by DAWE and Council (Appendix D).
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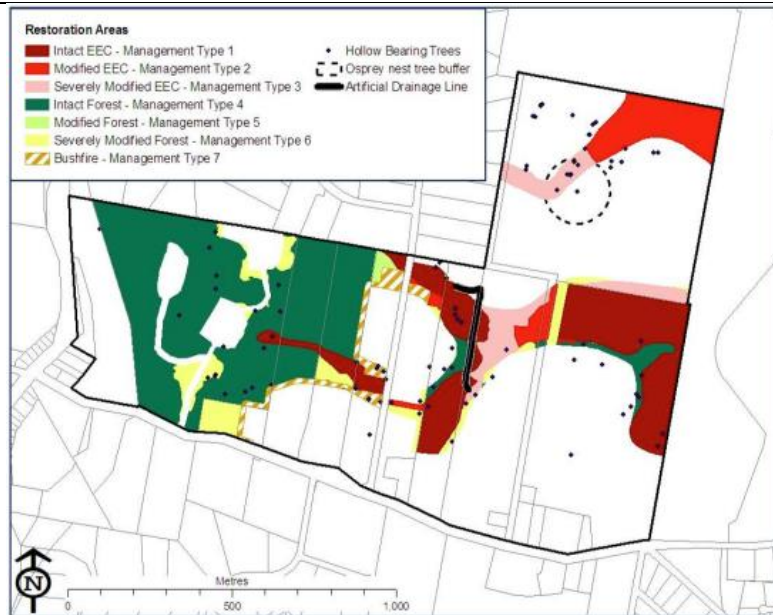


Figure 247: Ecological Management

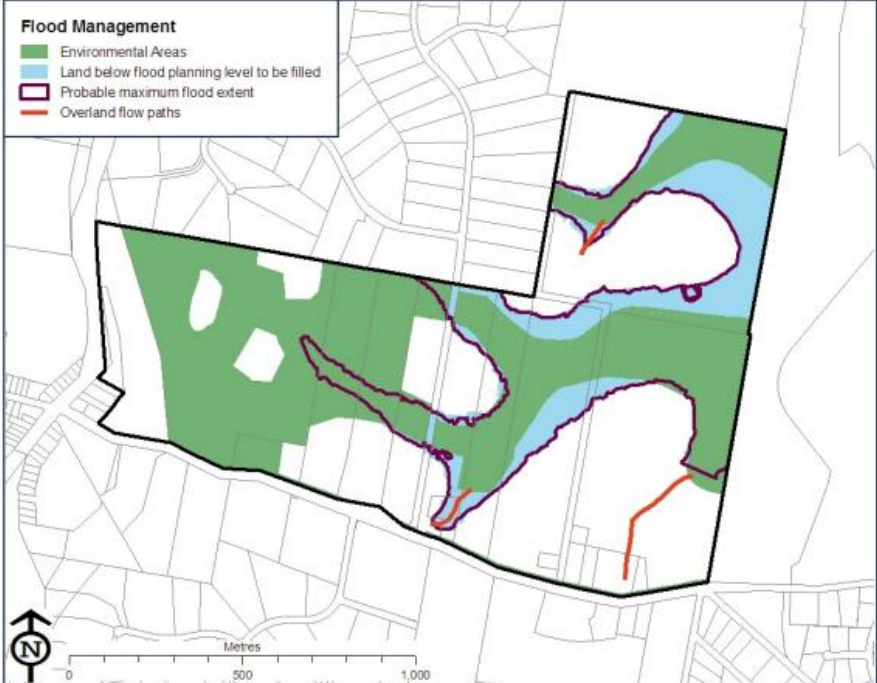
Table 7: Management Activities

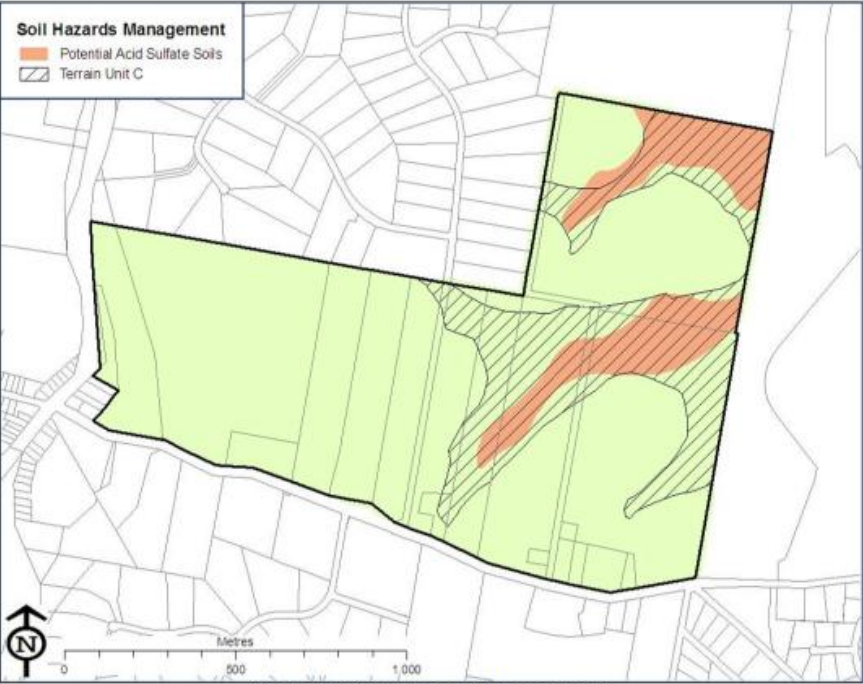
Management Types	Management Activities
Management Type 1 and 4	• Weed Removal • Restrict Access
Management Type 2 and 5	• Discontinue current land management practices • Assist natural regeneration • Monitor natural regeneration • Undertake additional rehabilitation measures where monitoring identifies need • Weed Removal • Restrict Access
Management Type 3 and 6	• Discontinue current land management practices • Undertake extensive replanting and restoration activities • Monitor restoration works and undertake additional works where required • Weed Removal • Restrict Access
Management Type 7	• Manage vegetation to the minimum necessary to achieve bushfire safety prescriptions
Artificial Drainage Line	• The artificial drainage is to be decommissioned to assist recovery of the vegetation community.
All areas	• Ecological burn management prescriptions • Erection and maintenance of artificial nesting boxes

379. Stormwater Management 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 248. 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 Management buffer to EEC areas. b) Rain gardens are required at the rate of 170m² 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.	Complies A stormwater management strategy has been submitted with the DA plan set. Refer to plans at Appendix F. The proposed design generally complies with Figure 248. Refer to discussion and figure at Clause 151.
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 Figure 248: Stormwater Management	
380. Bushfire a) Perimeter roads are to be provided in accordance with Figure 249. 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 249 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.	Complies The proposed perimeter roads are generally in accordance and fulfill the intention of Figure 249. A perimeter road is proposed for all lots with exception to Lot 23 which will be subject to a separate DA but provides for an APZ/fire trail which is partially on the site and partially on the adjoining property to the east. The road layout has sufficient capacity to ensure the safe evacuation via Ocean Drive to the south, through the exit to Lake Ridge Drive , or through Council's future connection to Botanic Drive to the east. Refer to Bushfire Report at Appendix I. A Bushfire Safety Authority was issued by the RFS on 2 March 2026 (DA20250228000760-S38-3).

 Bushfire Management - Urban Areas - Environmental Areas - Local Parks - Minimum APZ (subject to DA assessment) - Bushfire Management Area (subject to DA assessment) Figure 249: Bushfire Management Plan Principles	
381. Flooding - 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). - 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. - Development design is to cater for overland flow paths shown in Figure 250. Prior to the first development for subdivision or major residential development proceeding a Flood Evacuation Report is to be adopted by the Emergency Planning Committee.	Complies The site is proposed to be filled to FPL2 which is 4.4m AHD. The proposed final level of the site and roads will allow the site to avoid the need for flood evacuation in rare events. A plan has been provided which shows the flood level of the site and the proposed RLs. Evacuation routes are also shown. The proposed stormwater drainage is proposed to the water quality basin in the north east of the site. The proposed road network generally caters for the overland flow path shown in Figure 250. Refer to discussion and figure at Clause 151.

 Figure 250: Flood Management Plan Principles	
382. Soils a) Acid sulphate soil assessment is to be undertaken in accordance with the provisions of the LEP. 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.	Complies LEP 2011 indicates that the site is partially affected by Class 5 acid sulfate soils in the centre of the site, with a Class 3 soils in the northeast and southeast. Areas of ASS are located within the low-lying C2 Environmental conservation and C3 Environmental Management zones as well as in the southeastern corner of Stage 4 in the R1 zone. Part of Stage 4 is proposed within the Class 3 ASS in the southeast corner of the site. The Class 5 ASS are contained within the C2 and C3 zone. There are residential lots, roads, infrastructure and water quality basins proposed in Class 3 and 5 ASS. Fill is proposed in the eastern part of the site, rather than excavation which would disturb ASS. Trenches are also unlikely to disturb ASS.

 Figure 251: Soils Hazards Management	The Coffey Geotechnics report dated 2007 Section 5 identifies the ASS area as having a shallow perched groundwater table at a minimum depth of 0.48m from the surface. Excavations in this area may lower the groundwater table and require dewatering. It is proposed to fill the site and then trench, making the disturbance of ASS unlikely. The report recommends sheet piling or similar during construction to reduce the zone of influence. A detailed ASS management plan will be submitted at CC stage, once final design is complete for the proposed landform and infrastructure. During preparation of engineering design, further geotechnical investigations would be undertaken to address these matters. A condition of consent is anticipated in that regard. The site contains land mapped as Terrain Unit C in Figure 251. Terrain Unit C indicates a shallow perched groundwater table at a minimum depth of 0.48m from the surface as per the Coffey Geotechnics report dated 2007. Excavations in this area may lower the groundwater table and require dewatering. The report recommends sheet piling or similar during construction to reduce the zone of influence. A Geotech Report has been prepared and is at Appendix T. A detailed management plan will be submitted at CC stage.
383. Contamination a) A site contamination assessment report is to be prepared and submitted with the first application for development of Lot 2 DP 594388. 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.	Complies The identified contaminated site is to the southwest of the subject site. The Preliminary Site Investigation did not identify any contamination on the subject site.
384. Heritage Assessment 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.	Complies The identified heritage items are to the west of the subject site. No Aboriginal or non-Aboriginal heritage was identified on the subject site. It is anticipated that a condition of consent will be imposed in relation to unexpected archaeological finds.

385. Access

- The subdivision design is to reflect the road hierarchy shown in Figure 254.
- 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.
- 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.



Figure 254: Road hierarchy and intersection

386. Services and Facilities

- Local parks are to be provided in the locations shown in Figure 255 and linked to the cycleway and pedestrian network.
- The south western park is to have a minimum area of 4,000m² and the north eastern park a minimum area of 1,500m².

Acceptable on Merit

The road layout has since been amended since Figure 254 in order to avoid the C2 and C3 zoning in the southeast corner. Provision has been made for the collector road running along the southern site boundary to be connected to Council's 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.

Proposed Road 1 is located to align with the future Botanic Drive link which is set by the Council ROW/Easement through Hometown site to the east. It currently follows the strategic Area 15 Roads Plan and any movement north of Road 01 will compromise connection with Botanic Drive easement and with Link Road B.

A separate DA will be lodged for the construction of the Botanic Drive link road and associated infrastructure in future. This road will follow Council's easement and will also have the minimum impact possible on mapped coastal wetlands, by disturbing the edge of the mapped coastal wetlands, while also achieving compliance with AUS-SPEC requirements.

Complies

Figure 255 and Section 386 show a local park on the site. The park is to have an area of 1,500m² and be connected by pedestrian and cycle infrastructure. There are no other specifications for the park. The location of the park is within the land to be managed under the VMP by the proponent and transferred to

- 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 255.



Figure 255: Services and facilities

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.

Bus route will traverse the proposed road adjacent to the southern boundary from Botanic Drive.

The DCP bus route plan shows a bus route along Road 1. We have proposed a bus stop in a logical location on Road 1. It is very unlikely that buses would operate along this route prior to the Botanic Drive link being constructed however a temporary cul-de-sac is proposed where the future connection to Botanic Drive will be made. It is also unlikely that a bus route would operate prior to completion of all four stages as the patron numbers would be inadequate.

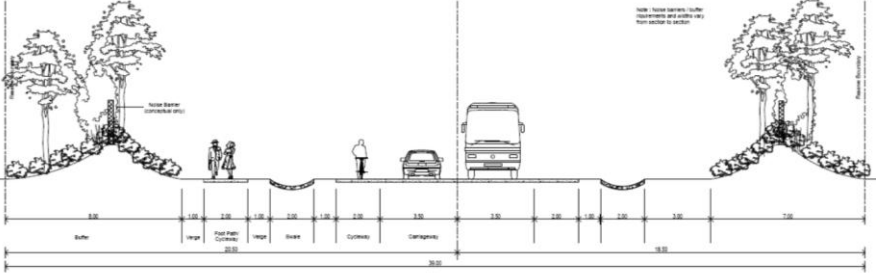
387. Amenity

- a) Development applications for subdivision or major residential proposals are to:
- provide mounding, acoustic barriers and landscaping of Ocean Drive frontage generally as indicated in Figure 256;
 - 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.

Complies

The site does not have a frontage to Ocean Drive. The mound was approved under DA 2023/73.

No direct access to Ocean Drive is proposed.

 Figure 256: Ocean Drive landscape and acoustic treatment	
388. Employment a) All new residential areas are to make provision for fibre optic cable to be installed, to promote the establishment of home based businesses. b) Development in the neighbourhood business zone is to incorporate opportunities for a range of small business, office and commercial premises.	Complies Fibre optic cable will be connected to the site and all residential lots.
389. Infrastructure 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.	Complies 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. An excerpt from the layout plan is shown below and the full set of plans is at Appendix F. Refer to discussion and figure at Clause 153.
390. Infrastructure a) Development shall be designed to ensure the dual reticulation of water supply.	Not Applicable There is a 200mm reclaimed watermain which passes the site on Ocean Drive. Council's sewer and water section have not yet confirmed if connection is required.