Attachment 9 – Shellharbour Development Control Plan Compliance Table

CHAPTER 5 - SUBDIVISION - INFILL AND GREENFIELD		
5.1 - Lot density, size and orientation		
	Objectives **The objectives of this section include:** 1. Allotments are to be of a size and dimension to allow for a diversity of housing forms, densities and lifestyle choices. 2. Lot orientation is to achieve opportunities for energy efficiency through solar access. 3. Allotments are of sufficient area and shape to enable efficient siting of a dwelling and provision for outbuildings, acceptable private outdoor space, vehicle access and parking. 4. Ensure allotments provide adequate area for vehicle access, site facilities and servicing requirements.	The development is consistent with the objectives clause 5.1. The objectives have been satisfied, through the following measures: 1. Varying lot sizes from 723sqm to 450sqm and varied frontages, with four superlots proposed from 8702sqm to 1350sqm and a lot 323sqm which is for the Sydney Water pump station, Super lots have the potential to be developed for medium density housing and apartments in accordance with the Concept Approval. 2. Design Guidelines have been submitted as part of the application including setback requirements, vehicle access for each type of lot width. These Guidelines have been assessed by the City Planning Team in accordance with Council processes and have been endorsed. 3. Indicative driveway locations have been shown on Design Guidelines documents. 4. Lots include varying orientation with majority facing east towards the ocean views, or west towards the marina, 5. Providing each lot with street frontage , and 6. Each lot provides adequate area for vehicle access and waste servicing as per DCP requirements. .

General		
5.1.1	A mix of residential frontage widths must be provided.	A mix of site dimensions has been provided. 8% - 12.5-13.49 metres wide 42% - 13.5 – 14.99 metres wide 50% - 15 metres + wide
5.1.2	Orientation of allotments must attempt to maximise solar access.	Majority of lots face east or west to maximise water views for future development. Orientation and setback requirements will maximise solar access for each lot whilst still maximising water views.
5.1.3	Larger lots may be required where there are special environmental considerations such as large tree preservation of fauna protection.	Not applicable – site is vacant.
5.1.4	Allotments with north/south orientation may be narrower and longer to take advantage of solar access potential	Four lots have north/south orientation and are narrower and longer than lots with east/west orientation.
5.1.5	Allotments with an east/west orientation may be wider and shorter to ensure that sufficient solar access opportunities are achieved on site.	East/west lots are suitably designed with wider and shorter footprint.
5.1.6	Initial creation of super lots, including for small lot housing, will be considered.	Four superlots proposed two to enable medium density housing/ apartments in line with the Concept Approval. One lot is a separate zoning with a mixed use development being considered on this site. Final lot is to be residential and will enable smaller housing.
5.1.7	Large integrated housing lots should be designed so that future garages and carports can be located at the rear of the lot with vehicular access to the rear.	Superlots have suitable road (road 06) so rear loading can occur.
Battle axe lot requirements		

5.1.8	Direct full boundary access to open space where practical.	The battle axe lots do not adjoin open space areas. Suitable area for driveways and servicing for two battleaxe lots proposed.

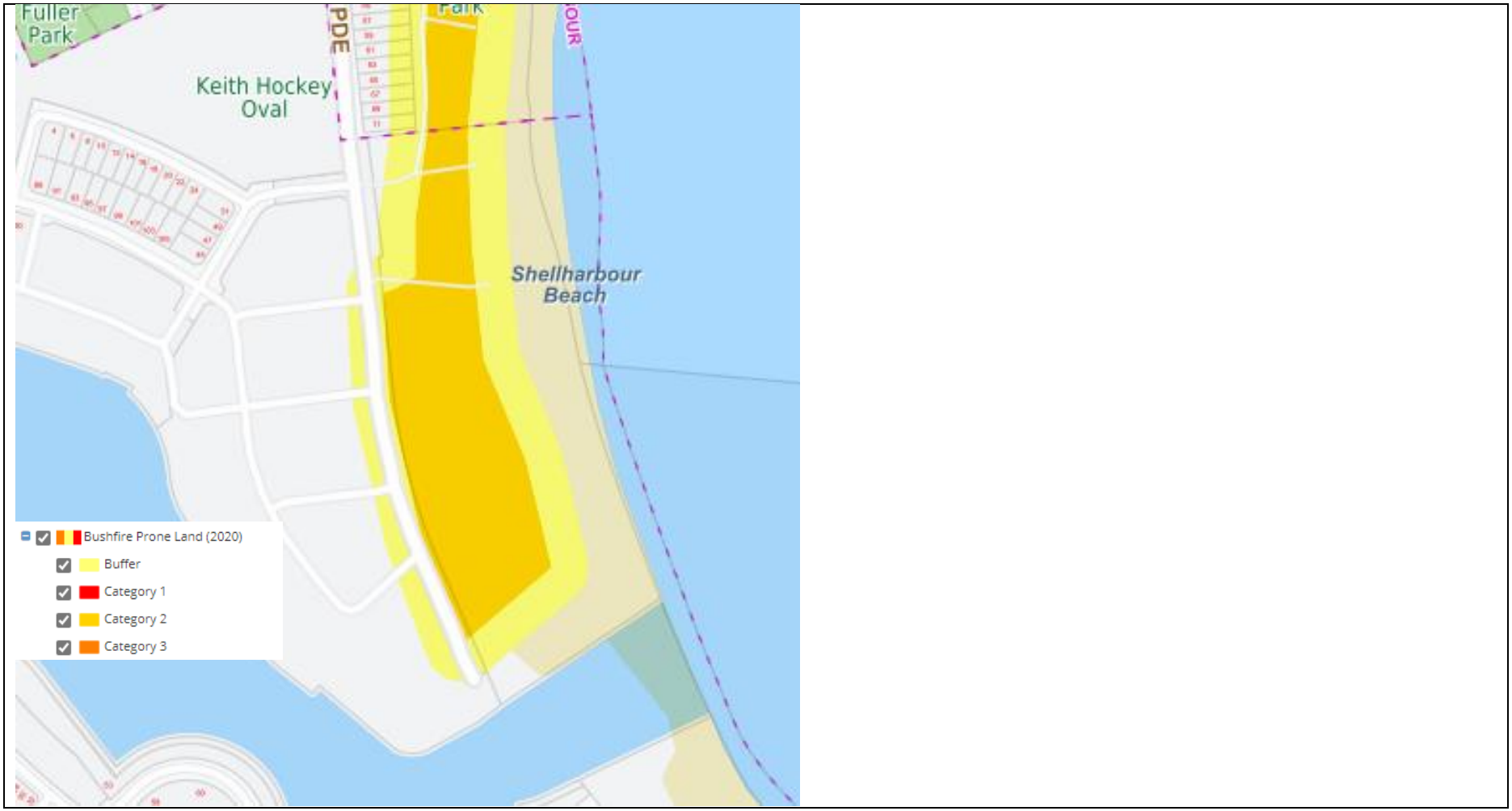
CHAPTER 15 - WASTE MINIMISATION AND MANAGEMENT		
15.1 Development types and waste		
15.1.1 A Waste Management Plan (WMP) is to be submitted with development applications for demolition, construction and operational works.	A WMP has been submitted and generally aligns with the requirement of this Chapter.	Yes
Waste collection for lots	Suitable areas along each lot frontage (1.5 per dwelling) will be provided for future residential developments to present bins for collection.	Yes

CHAPTER 23 - CUTTING, FILLING AND RETAINING WALLS	
Objectives 1. To ensure the design of development has regard to site conditions so as to minimise excavation or filling of land on individual allotments. 2. To minimise the visual impact of excavation and filling of land and associated stabilisation works on the streetscape and amenity of adjoining properties through appropriate design and location of retaining walls on the site.	

3. To ensure the excavation or filling of land does not create any adverse impacts from surface and/or stormwater flows. 4. To ensure that retaining walls are structurally sound and are located and/or designed to minimise impact on infrastructure and utilities and adjoining development.	
23.1 Structural and easements	
Stabilisation 23.1.3 The maximum grade of cut or fill where there is not a retaining wall or other method of stabilising cut or fill is 45 degrees, 1:1. 23.1.4 Excavation or filling requiring retention must be shored or retained immediately to protect neighbouring development and land form from loss of support to prevent soil erosion. 23.1.5 Retaining walls, or other method of stabilisation, required as part of the development to control potential land stability and/or the structural integrity of adjoining properties must be completed prior to occupation of the development.	Conditions are recommended in this regard.
Structural integrity	Conditions are recommended in this regard.

23.1.6 Retaining wall which exceed 600mm in height must be designed by a structural engineer.	
23.2 Visual	
Retaining walls 23.2.1 Retaining walls that are visible to the street or public area must not exceed 1m in height. 23.2.2 The height of a retaining wall is the vertical distance between the top of the wall and finished ground level on the lower side of the retaining wall. 23.2.3 Retaining walls that are visible to the street or public area must be designed using materials that do not detract from the streetscape and development, with a minimum setback from the boundary fence and another retaining wall by at least 1m.	Retaining walls proposed retaining walls are to be a maximum of 0.9 metres and will be of suitable material to reflect other retaining structures within the Shell Cove project area. Conditions are recommended in this regard.

CHAPTER 26 – BUSHFIRE HAZARD
The subject site is identified as being located in the bushfire category 2 and buffer zone and a Bushfire Risk Assessment and Protection Measures accompanied the application. In accordance with the requirements of the *Environmental Planning and Assessment Act 1979*, the application was identified as Integrated and referred to NSW Rural Fire Services seeking approval under section 100B of the Rural Fires Act . The RFS provided GTA's which recommended the imposition of conditions. This advice will form part of any consent granted.
Figure 9.1: Bushfire Hazard Mapping extract


Fuller Park
Keith Hockey Oval
Shellharbour Beach
Bushfire Prone Land (2020)
Buffer
Category 1
Category 2
Category 3