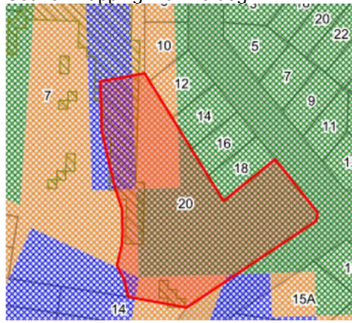




APPENDIX A: BATEMANS BAY REGIONAL CENTRE - DCP ASSESSMENT


DEVELOPMENT CONTROL	PERF. CRITERIA	Acceptable Solution	Satisfactory	Not Satisfactory	Not Applicable	COMMENTS
2.0 Site Planning						
2.1 Siting	P1	A1.1 & 1.2 Slope <25% & A2. Not a hilltop/ridge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Council mapping – 0 - 15 deg.</p>  <p>Area for development is relatively level.</p>
2.2 Setbacks		B4 Mixed Use				
	P1	A1. Main street frontage continuous and consistent with zero setback	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land zoned R3
	P1.2	A1.2 First Floor 0m setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		A1.3 Side boundaries – 0m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		A1.4 Rear boundary – minimum required for car parking, deliveries, etc	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		B5 Business Development Zone – Highway Precinct				
	P2	A2.1 – Vesper Street – 3m min landscaping requirement, screened by mature landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	-	A2.2 Guy Street – 3m min landscaped setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		B5 Business Development Zone – Surf Beach Precinct				
	P3	A3.1 Min Building setback 30m from the Spine Road and George Bass Drive	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		A3.2 3m from all road reserves	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		R3 Medium Density Residential Zone				
		Front boundary setback				
	P4	A4.1 Infill, excluding neighbourhood shops, 20% average	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Required: (varies) There is no established streetscape pattern along this section of Bavarde Avenue. The site is separated by vegetation and topography to the west and corner location to the north-east (which has a nil setback for the existing building). Note: existing setbacks to Bavarde Ave are 8m and 12m and to Heradale Ave Nil setbacks.</p> <p>Proposed: North - 25m South – 4.5m – 6m (frontage to Bavarde Ave) East – 4m – 6m (Heradale) (east – side) 4.1m – 6m to balconies and building for Building C West – 18m</p> <p>The proposal provides an appropriate setback and built form for the buildings fronting both Heradale Pde and Bavarde Ave for the corner location and is considered to meet the overall intent and performance criteria of this section:</p> <p>Intent:</p>
	-	A4.2 Neighbourhood shops 3m from road frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	-	A4.3 New Subdivision 5.5m, up to 50% 4.5m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

					<p><i>For R3 Medium Density Residential Zone: • To minimise adverse impacts on the streetscape and surrounding properties and to minimise the visual impact of development on reserves and cliff tops.</i></p> <p>Performance Criteria: <i>P4 Buildings are setback to contribute to the existing or proposed streetscape character, assist in the blending of new development into the streetscape, make efficient use of the site and provide amenity for residents.</i></p> <p>Refer ADG assessment re setbacks however meets the aims of ADG Part 2G Street setbacks.</p>
<p>An overlay of the site plan on an aerial photographs illustrates the proposal in the context of surrounding development:</p> 					
-	A4.4 Garages & carports 5.5m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Side Boundary					
P5	A5 <4.5m = 0.90m, >4.5m = 1.5m >7.5m = 2m (1.5 if adj to R3/B zone) Ancillary building <3.8m high (eg.shed/gazebo) = 450mm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADG provides detailed requirements.
P6	A6 Roof top terraces, uncovered, min 2m setback from roof edge, not exceed HOB	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ADG provides detailed requirements.
Corner Lots – secondary street frontage					
P7	A7.1. 3m to secondary street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The DCP does not provide a 'primary' and 'secondary' street frontage definition. However adequate frontage setbacks are provided.
-	A7.2 Dual Occ– 20% avg, 3m & adjoining building on side street	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
-	A7.3 Garages/Carports behind dwelling frontage & building line, min 5.5m setback	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Rear Boundary					
P8	A8.1 3m (except ancillary structure <3.8m in height = 450mm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	A8.2 = 450mm sheds, detached garage, no-habitable ancillary buildings <3.8m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Front Boundary Setbacks for Battle axe Allotments					
P9	A9.1 & 9.2. 3m all boundaries (except ancillary str <3.8m high = 450mm)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Setback Reserves and Cliffs					
P10	A10.1. 20% average – no less smaller, If no building line 12m, Side boundary – can be <12m if opposite setback complies	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

	-	A10.2 Public Open Space -3m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>							
	-	A10.3 Cliff – Avg building line or 12m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>							
2.3 Garages, Carports & Sheds	P1	A1 <1.2m forward & <50% of front façade	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>							
	P2	A2.1 <1500m ² = 60m ² , >1500m ² = 100m ² ,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>							
	-	A2.2 American/Quaker Barn not permitted	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>							
2.4 Private Open Space	P1	A1.1 General (24m ² , north facing, 1 in 50 slope, behind building line, extension of dwelling)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ADG Prevails						
	-	A1.2. 2 nd dwelling must share POS with 1 st	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
	P2	A2. GL Only 4m min dimension	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
	P3.1	A3. GL & Above 24m ² dimension 4m min or balcony 10m ² min dimension 2m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
	P3.2	R3 if POS can't be achieved- Apply communal space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
	P4.1	A4. Above POS balcony SEE DCP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
	P4.2	R3 Where Communal Open Space can't be achieved.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
2.5 Landscaping	-	A1 Comply with Landscaping Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The vegetated treed area is proposed to be retained within the western portion of the site. Refer further discussion in the biodiversity section of this report. It is considered the proposal has considered the requirements of this section to minimise impacts on trees to the minimum extent necessary. A landscape plan is provided to allow for replacement tree planting and landscaping.						
	-	A2 Comply with Tree Preservation Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
	Additional controls for B5 Business Development Zone											
	P3	A3.1 Highway Precinct – 3m wide landscape strip along the frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zoned R3						
		A3.2 Surf Beach Precinct – 30m vegetated area along frontage of George Bass Drive, measured from Surf Beach bypass road.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>							
	Additional controls for R3 Medium Density Residential Zone											
P4	A4. R3 – 20% Site, 50% front setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Landsaped area: 52.8%</p> <p>SITE AREA: 8,410.00 m²</p> <p>LANDSCAPE REQD: 50.00%</p> <p>LANDSCAPE REQD: 4205.00 m²</p> <p>LANDSCAPE ON SITE: 4440.00 m²</p> <p>52.80%</p> 							
2.6 Parking and Access	P1	A1. Comply with Parking & Access Code	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The applicant has lodged a Traffic and Parking report for the proposal.</p> <p>The required car parking rates are:</p> <table border="1"> <tr> <td>Residential Flat Building</td> <td>1 bedroom</td> <td>1 space per unit</td> </tr> <tr> <td></td> <td>2 or more bedrooms</td> <td>2 spaces per unit</td> </tr> </table> <p>i.e.</p>	Residential Flat Building	1 bedroom	1 space per unit		2 or more bedrooms	2 spaces per unit
Residential Flat Building	1 bedroom	1 space per unit										
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					<p>1 bedroom requires 1 space/unit 2 or more bedrooms requires 2 spaces/unit</p> <p>Calculations DCP parking:</p> <table border="1"> <tr> <td>2 x 1 bed =</td><td>2 spaces</td></tr> <tr> <td>58 x 2 + bed units =</td><td>116 spaces</td></tr> <tr> <td></td><td>Total 118 spaces</td></tr> </table> <p>Visitor parking – not required under DCP for residential accommodation. Note: -</p> <p>The ADG Part 3J allows development within 400m of business zoned land (this site) to comply with <i>the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less</i></p> <p>The RMS traffic generating guide:</p> <ul style="list-style-type: none"> - Defined as a 'high density residential flat building' i.e. > 20 dwellings. - Visitor spaces: <i>The recommended minimum number of off-street visitor parking spaces is one space for every 5 to 7 dwellings.</i> <p>Calculations RMS parking:</p> <table border="1"> <tr> <td>Metropolitan sub-regional centres unit</td><td></td></tr> <tr> <td>2 x 0.6 spaces per 1 bedroom</td><td>1.2</td></tr> <tr> <td>12 x 0.9 spaces per 2 bedroom unit</td><td>10.8</td></tr> <tr> <td>46x 1.40 spaces per 3 bedroom unit</td><td>64.4</td></tr> <tr> <td>TOTAL</td><td>76.4 (77) spaces</td></tr> <tr> <td>+1 space per 5 units (visitor parking)</td><td>60 units = 12 spaces</td></tr> <tr> <td>Total required</td><td>89 spaces</td></tr> <tr> <td>Provided:</td><td>91 spaces (including car wash bays) or 88 spaces (residential/visitor)</td></tr> </table> <p>The applicant has submitted a traffic report in support of their proposal.</p>	2 x 1 bed =	2 spaces	58 x 2 + bed units =	116 spaces		Total 118 spaces	Metropolitan sub-regional centres unit		2 x 0.6 spaces per 1 bedroom	1.2	12 x 0.9 spaces per 2 bedroom unit	10.8	46x 1.40 spaces per 3 bedroom unit	64.4	TOTAL	76.4 (77) spaces	+1 space per 5 units (visitor parking)	60 units = 12 spaces	Total required	89 spaces	Provided:	91 spaces (including car wash bays) or 88 spaces (residential/visitor)
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	P2	Maintain street hierarchy & ensure effective use of the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
	P3	Parking follows natural contours, landscaping installed between levels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
	P4	Servicing is from designated areas and avoids conflict with visitors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
	P5	Parking located side or rear	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
2.7 Safer By Design	P1	A1.1 For dual occs: main entrance visible, Windows facing street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
		A1.2 Comply with Safer by Design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
2.8 Views	P1	A1 building location, roof line, bulk & scale, consider view sharing principles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
2.9 Signage	-	A1 Comply with Signage Code	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
2.10 Footpath Trading	-	A1 Must comply with Footpath Trading Code	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																						
3.0 Subdivision																											
3.1 Subdivision Pattern & Lot Layout	-	A1 Business Zones – sufficient area to allow site development	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No subdivision is proposed.																					
R3 Medium Density																											
	P2.1	A2.1 10 by 15m building envelope	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																						
	P2.2	A2.2 20m street frontage required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																						

	P3	A3 Lots less than 1200m2 must not have proportions greater than 2.5:1.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.0 Built Form						
4.1 Bulk and Scale	B4 Mixed Use & R3 Medium Density Zones					
	P1	A1. First floor must be structured to allow it to be retro fitted as a commercial space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not within the vicinity of commercial areas – site is zoned R3 which does not permit commercial uses.
	Additional control B4 Mixed Use Zone					
	P2	A2 New buildings comply with Figure 6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Additional control R3 Medium Density Residential Zone					
	P3	A3 Stepped on sloping sites	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.2 Street Frontage and Façade Treatment	B4 Mixed Use Zone					
	P1	A1 No less than 75% of each façade articulated by doors, windows, balconies, decks or wall offsets.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zoned R3.
	P2.1	A2.1 Corner lots address main street frontage and foreshore with main entrance visible from main street	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		A2.2 Street level windows must have clear glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		A2.3 Window displays illuminated at night	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		A2.4 Security grilles/roller shutters, only within shopfront & transparent	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		A2.5 Recesses for roller doors are wide & shallow for security	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		A2.6 Full width awnings along main street frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		A2.7 Awnings designed to permit tree planting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		A2.8 No car parking for res accommodation permitted at ground level street frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	P2.2	Above ground floor, facades are modulated, articulated, architecturally respond to unique streetscape and pick up horizontal and vertical control lines of adjoining development	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	P3	A3.1 Shop top housing contain a clear street address with direct pedestrian access. Residential access, separate from shop entry	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		A3.2 Pedestrian linkages or thoroughfares from the street to parking or retail behind the building must be unenclosed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	R3 Medium Density Residential					
	P4	A4.1 Front entrance visible from street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		A4.2 Corner lots must address the street adjoining the nominated front boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	P5	A5 Retail & commercial entrances from main street frontage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	P6	A6.1 Residential facades articulated (<5m blank)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		A6.2 Architectural features (eg. eaves, deck, windows)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		A6.3 No blank façade to streets or public spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.3 Style and Visual Amenity	P1	A1 Shipping containers located behind existing building, screened from view	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	B5 Business Development Zone					
	P2.1	A2. Mix of building materials, articulated, office/showroom to front of site, clearly identifiable entrance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	P2.2	Visual relief required on larger facades	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	P2.3	Building height avoids protruding above tree canopy or significant ridgelines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	P2.4	Waste storage, collection areas, plant and service areas incorporated into the design	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Batemans Bay Marina					
	P3.1	A3.1 Development provides continuous public access, promenade on waterfront & Clyde River foreshore	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

		A3.2 Designed and sited to permit frequent views through the water from Beach Road	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		A3.3 Pedestrian entrances & main frontages face the pedestrian promenade and waterfront	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	P3.2	Character dominated by marina uses	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
R3 Medium Density Residential Zone						
	P4.1	A4 Consisting with and sympathetic to existing and surrounding development in term of style and orientation of openings, roof pitch, materials, colours and style.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	P4.2	New does not compromise design integrity of existing development & preserves and enhances the surrounding environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.4 Building Materials		A1. No zincalume	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Finishes schedule submitted.
		A2. BCA rating (no surfmist/white haven/cl.cream)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.5 Fences in Residential Zones	P1	A1.1 1.2m forward of building line, 1.8m behind	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overall landscape design submitted. Considered suitable subject to conditions.
		A1.2 Acoustic fencing setback 1.5m + landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EXTERNAL MATERIALS & FINISHES
	P2	A2. Unmodulated solid fence >1.2m high & >15m length recessed = 1m x 1m, planting etc	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4.6 Adapt.Housing	P1	A1. 4 more units, 25% to be adaptable housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18 of 60 units proposed or 30% Australian Standard AS4299 – Adaptable Housing Access and facilities for persons with disabilities are to be provided in accordance with Council's Development Control Plan Clause 4.6 that requires a minimum of 25% of dwellings being able to demonstrate that they can satisfy the requirements of Australian Standard AS4299- Adaptable Housing.
4.7 Accommodation Mix	B4 Mixed Use Zone					
		A1 New development includes a mix of residential dwelling sizes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		A2 Tourist and visitor accommodation and permanent residential accommodation to be designed to be interchangeable over the life of the building	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5.0 Amenity						
5.1 Visual Privacy	P1	A1.1 Transparent doors & windows within 9m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ADG Part 2F and 3F prevails.
	-	A1.2 Privacy screening (within 9m/45degrees)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5.2 Solar Access	P1.1 & 1.2	A1. to front & rear living windows, min 4hrs from 9-3pm, 50% POS min 3hrs from 9-3pm	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ADG prevails
	P2	A2.1 Maintain solar access to solar panels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	-	A2.2 Maintain solar access to north roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6.0 Site Considerations						
6.1 Tree Preservation		A1 Comply with Vegetation SEPP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer discussion in the Biodiversity section of this report.
		A2 Comply with Tree Preservation Code & Biodiversity Conservation Act	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.2 Biodiversity		A1 Is the site mapped on the Native Vegetation Map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		A2 Is the development designed to avoid, minimise or mitigate adverse environmental impact to land mapped on Native Vegetation Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.0 Siteworks						
7.1 Sustainability	P1	A1 Connect to electricity supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subject to conditions
	P2	A2 Separate Water meter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7.2 Earthworks	P1	A1 Max cut 1m & max fill 1m	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subject to conditions

						<p>A variation is proposed for the basement car parking. The application has been lodged with a number of specialist reports that address potential impacts.</p> <p>Considered to meet the intent or performance criteria of this section.</p> <p>Intent: <i>To retain the natural slope of the land and ensure that the bulk and scale of new development is responsive to site topography</i></p> <p>Performance criteria: <i>P1 Development is designed to ensure that excavation and earthworks are kept to the minimum required for the development without an unreasonable adverse visual impact on the site.</i></p>
Additional controls for B5 Business Development Zone – Surf Beach						
	P2.1	A2.1 Depth of cut and fill must not exceed 2.5m. Batters & retaining walls must be stepped and landscaped	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	P2.2	A2.2 Each step maximum height of 1m with landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7.3 Stormwater	P1.1	A1.1 Stormwater must meet predevelopment flows and be disposed of to an approved Council drainage system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subject to conditions
		A1.2 must comply with AS3500, IDS Parts D5 & D7 and ESC Rainwater Tank Guideline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	P1.2	Stormwater does not adversely impact on flooding or drainage of properties upstream, downstream or adjacent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	P1.3	Stormwater quality best management practices that are sufficient to treat target pollutants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Additional controls for B5 Business Development Zone – Surf Beach Precinct					
	P2	Runoff is to be collected for reuse on site using water sensitive urban sensitive urban design; and offsite treatments including constructed wetlands and swale drains	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7.4 Waste	P1	Comply with waste minimization code	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subject to conditions
						<p>The proposal provides a waste storage area for 1100L bins which are required to be collected by a commercial waste contractor.</p> <p>XXXXXXXXXXXXXXXXXXXX</p> <p>XXXXXX</p> <p>XXXXXXXX</p>