

DCP Compliance Table

Part B - Environmental Considerations		
B.2 – Domestic Stormwater		
Control	Complies	Comment
1. Retention Capacity Stormwater retention to be in accordance with BASIX	N/a	The proposal is a Class 3 building and so not subject to BASIX however rainwater tanks are provided.
2. Location of feed lines To be located away from the foundations of buildings with minimum 300mm ground cover	Complies	Can comply with associated condition of consent.
3. Rain water tanks Tanks to be constructed of approved material. Subsurface detention not accepted as method of storage for the purpose of non-potable domestic use.	Complies	Subsurface detention system not proposed.
4. Configuration of stormwater lines To comply with council's engineering guidelines within the clause	Complies	Can comply with associated condition of consent.
5. Stormwater lines over Council nature strip To comply with council's engineering guidelines within the clause	N/a	Stormwater lines over Council nature strip not proposed.
6. Stormwater generated from hardstand areas	Complies	Stormwater Management Plan (Attachment 4) prepared demonstrating that conveyance of stormwater to existing stormwater easement at north-west corner of the site.
7. Mosquitos	Complies	Can comply with associated condition of consent.
Part C – Design Guidelines		
C.1 – Accessible Living		

<p>1 Access Reports</p> <p>Shall be provided for the following uses:</p> <ul style="list-style-type: none"> - Amusement centre - Centre-based childcare - Community facility - Educational establishment - Entertainment facility - Function Centre - Group Home - Health Services Facilities - Hotel or motel accommodation - Information and education facility - MHE / Caravan Park - Passenger transport terminals - Place of public entertainment - Place of public worship - Recreational facilities - Registered club - Residential development with 20 or more dwellings or more rooms 	n/a	<p>The proposal is for a form of residential accommodation (semi-detached dwellings) but due to the number of dwellings is not captured by the requirement of the chapter to prepare an Access Report.</p> <p>The proposal will comply with the Specialist Disability Accommodation Design Guideline and BCA which it is anticipated can form a condition of consent. To note is that compliance with SDA requirements is more stringent than the BCA, both of which incorporate appropriate requisite accessibility requirements.</p>
C.8 – Residential Design		
2. Site Analysis & Site Context	Complies	See architectural plans at Attachment 1
3. Development incorporating existing dwellings	N/a	-
4. Bulk earthworks and retaining walls	N/a	-
5. Street building setbacks		
5.1 Minimum setback from principal street frontage to building line in urban residential zone is 4.5m	Complies	>4.5m
5.2 Minimum setback from principal street frontage to entry feature in urban residential zone is 3m and must not be more	Complies	Setback to articulation area is >3.5m

than 25% of the width of the front façade and not more than the maximum height of the building.		
5.3 For corner lots comprising single dwelling the minimum building line setback to the secondary dwelling is 3m	N/a	The site is for semi-detached dwelling development and is not on a corner lot
5.4 For corner lots comprising attached dwellings, semi-detached dwellings or dual occupancies the minimum setback is 3m	N/a	The site is not a corner lot
5.5 Where a lot is irregular shape the setback shall be min 3m but averaging 4.5m over length of boundaries	N/a	The lot is regular in shape
5.6 Garages, carports, sheds and outbuildings to be setback min 6m from front boundary adjoining road and min 1m behind building line to the principal street frontage	Complies	Garages setback 1.2m behind building line
5.7 Older areas or HCA may have setbacks greater or less than 4.5m	N/a	The site is in a URA
5.8 Building line setbacks for Rural, Large-lot and Environmental Living zone	N/a	The site is zoned R1 General Residential
6. Side and rear setbacks		

<p>6.1 Min side and rear setbacks shall be</p> <ul style="list-style-type: none"> a) 0.9m for walls up to 3m in height (underside of eaves) b) 0.9m plus 0.3m for every metre of wall height over 3m and less than 7.2m c) For that part of a wall over 7.2m, the min setback should be increased by 1m for every metre of height over 7.2m 	<p>Justifiable non-compliance</p>	<p>The southern elevation of the proposal presents a maximum of 3.73m height from existing ground level to the eaves for the south-western most portion of proposed Dwelling B. The DCP requires a setback of 1.2m for walls heights up to 4m.</p> <p>This elevation of the proposal seeks a 900mm setback and is considered appropriate for the following reasons:</p> <ul style="list-style-type: none"> • The proposed setbacks comply with the objective of side and rear setbacks in the DCP to allow adequate area for landscaping, privacy and natural light between buildings • The requirement for SDA housing is to maintain a single RL across the dwellings to ensure internal accessibility. <p>Strict compliance with the control would necessitate Dwelling B being a split level dwelling which would be inappropriate for an SDA dwelling.</p>
<p>6.2 Walls of buildings in urban zones may be built to the side and / or rear boundary where:</p> <ul style="list-style-type: none"> a) The max wall height is 3m and there will be no significant impact on privacy, use of POS and solar access for adjoining properties b) There are no openings unless these comply with fire resistance requirements of the BCA c) The length of the wall built to the boundary does not exceed 50% of the total length of the wall comprising that elevation 	<p>N/a</p>	
<p>7 Site coverage and unbuilt areas</p>		

<p>7.1 Site coverage to satisfy requirements of Table in DCP being</p> <table border="1" data-bbox="264 244 913 507"> <thead> <tr> <th>Housing Type</th> <th>Maximum Site Coverage Ground Floor (%) (See Note 1)</th> <th>Minimum Unbuilt Area (%) (See Note 2)</th> </tr> </thead> <tbody> <tr> <td>Dwelling House</td> <td>60</td> <td>40</td> </tr> <tr> <td>Small Lot Housing</td> <td>60</td> <td>40</td> </tr> <tr> <td>Dual Occupancy (2 units)</td> <td>60</td> <td>40</td> </tr> <tr> <td>Multi Dwelling Housing (3 or more dwellings)</td> <td>70</td> <td>30</td> </tr> <tr> <td>Residential Flat Buildings</td> <td>70</td> <td>30</td> </tr> </tbody> </table>	Housing Type	Maximum Site Coverage Ground Floor (%) (See Note 1)	Minimum Unbuilt Area (%) (See Note 2)	Dwelling House	60	40	Small Lot Housing	60	40	Dual Occupancy (2 units)	60	40	Multi Dwelling Housing (3 or more dwellings)	70	30	Residential Flat Buildings	70	30	Complies	The maximum site coverage of the proposal is 60%
Housing Type	Maximum Site Coverage Ground Floor (%) (See Note 1)	Minimum Unbuilt Area (%) (See Note 2)																		
Dwelling House	60	40																		
Small Lot Housing	60	40																		
Dual Occupancy (2 units)	60	40																		
Multi Dwelling Housing (3 or more dwellings)	70	30																		
Residential Flat Buildings	70	30																		
8 Building height, bulk & scale																				
8.1 Maximum building height of 8.5m (semi-detached dwellings)	Complies	The proposal has a maximum building height of 5.65m																		
<p>8.2 Plans shall clearly indicate:</p> <ul style="list-style-type: none"> a) Scaled dimensioned site plan with spot levels and contours b) Floor plans showing FFL for ground floor living space, garages, upper floors and roof c) Building elevations and section to scale which are fully dimensions and provide an accurate representation of height 	<p>Yes</p> <p>Yes</p> <p>Yes</p>	See attached Architectural Plans (Appendix 1)																		
9 External appearance																				
<p>9.1 Design and SEE demonstrate following:</p> <ul style="list-style-type: none"> a) Consideration of existing character, scale and massing of development in surrounding landscape. b) Architectural interest encouraged by: finishes, articulation, and co-ordinated use of diverse materials and decorative treatment c) Consideration of typical and rare fenestration d) Consideration of traditional relationship of roof mass to wall ratio, pitch and design, length of unbroken 	Complies	The site is within an emerging URA characterised by modern dwellings. The proposal is consistent of similar construction in the area.																		

<p>ridgelines, parapets, eaves and roof water guttering detailing</p> <ul style="list-style-type: none"> e) Variety of experience for residents and passers by f) Design diversity through orientation, landforms, views and natural vegetation g) Where dwelling has elevation to principal street then design shall ensure primary pedestrian access addresses the street h) Following features area considered and integrated into the development where possible: traditional street patterns, setbacks, grouping of building, corner feature sites, walkways, promenades, kerb and guttering & pavement design i) Corner sites shall be developed so buildings address both streets and has well-expressed side elevation that does not dominated the streetscape j) Repetitive building designs are avoided k) The provisions of the SCP regarding development in a HCA or item of heritage significance are considered. 		
<p>Garaging 9.2 Shall be compatible with overall design in terms of height, roof form, detail, materials and colours</p>	Complies	Garaging complements the design and is setback >1m from the building line
<p>9.3 Garages as a forward element are discouraged</p>	Complies	Garaging is not forward of or dominate the proposal
<p>9.4 Treatments should be employed to reduce visual impacts including:</p> <ul style="list-style-type: none"> a) Garages to be no greater than 50% of the width of the dwelling's frontage b) Where possible garages of attached dwellings which have direct access to the street should not be located side-by-side 	Justifiable non-compliance	<p>The proposal complies with all requirements with the exception of providing staggered garages where side-by-side garaging is proposed.</p> <p>In this instance, to achieve internal compliance for SDA construction it was not possible to stagger garaging . Notwithstanding, the proposal achieves the objective of</p>

<ul style="list-style-type: none">c) Where garaging of adjoining units are side-by-side they should have staggered setbacks of at least 1md) Placement of wide eaves, awnings or pergolas over garages to create shadow lines and provide greater articulatione) Use of contrasting colours and texturesf) The use of an irregular driveway alignmentg) Minimising width and area of driveways to reduce volume and rate of stormwater runoff and increase area available for landscapingh) Selection of paving materials with contrasting colours / texturesi) Use of carports in lieu of garages to reduce bulk and mass		<p>the clause to provide high architectural design for development and any visual impacts can be softened through landscaping.</p>
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10 Open space		
<p>10.1 Ground level POS</p> <ul style="list-style-type: none"> a) Ground level POS to comprise principal area of 35sqm b) Min area of POS at ground level to be 35sqm c) Principal area shall form direct extension to internal living area d) To be included in useable open space calculations, open space at ground level to have min width in one direction of 3m e) Areas of ground level POS for drying, garbage storage, water tanks etc shall not be included in the calculation of principal area o POS f) Landscape plan for development to include detail for ground level POS g) Detailed landscape plan for ground level POS h) Shall only be located forward of the building line where orientation is within the 'optimum rate' for POS i) Where forward of the building line, privacy fencing to be provided 	Justifiable non-compliance	<p>Each dwelling proposes a ground level POS area of approximately 20sqm. However, the proposal being SDA construction requires a single grade across each dwelling to achieve accessibility requirements and so the ground level POS at the rear of the development incorporates stairs to reach the rear yard. In addition, because of the higher grade of the site toward Pear Street, the development is required to commence further back from the lot boundary to achieve accessible grades which reduces the amount of ground level POS.</p> <p>Notwithstanding the proposal's non-compliance with ground level POS, each dwelling is provided with outdoor POS directly accessible from each dwelling.</p> <p>For these reasons it is considered that the proposal complied with the intent of open space despite any non-compliance with the prescriptive requirements of the clause.</p>
<p>10.2 Above ground level POS</p> <ul style="list-style-type: none"> a) All above ground level private open space areas (eg balconies or terraces) shall contain a minimum area of 10 square metres and comprise a minimum dimension of 2.5 metres. 	Complies	<p>Outdoor POS for each dwelling will be at the same internal grade as living areas to comply with SDA requirements and will provide approximately 12sqm for each dwellings, directly accessible living areas and will be within the 'optimum range' in terms of solar access.</p>

<p>b) The 'principal area' of POS shall form a direct extension to the internal living room or dining area of the dwelling unit.</p> <p>c) The orientation of above ground level POS and internal living rooms shall be within the 'optimum' and 'good' ranges illustrated by Figure 20.</p> <p>d) A communal external drying area shall be provided for all dwellings that do not have ground level POS. This communal drying area shall be located so as to receive adequate natural sunlight and breezes and shall be screened from view from public areas and communal open space areas. Drying space shall be provided at a rate of 15 lineal metres of clothes line per dwelling serviced.</p>		
10.3 Communal open space	N/a	Communal open space not proposed
11 Sites having a boundary to a laneway	N/a	The site does not have access to a laneway
12 Accessibility and adaptable housing		
12.1 Number of adaptable dwellings per the DCP	N/a	Adaptable housing is not required for developments with fewer than 9 dwellings. Notwithstanding the proposal being for SDA (Robust) contributes to housing which is tailored to individuals' needs.
13 Landscape design		
13.1 With the exception of a single dwelling, all residential development shall be supported by a detailed landscape plan.	Complies	Landscape detail includes in Architectural Plans at Attachment 1
<p>13.2 The landscape plan should as appropriate:</p> <p>a) Retain existing vegetation</p> <p>b) Employ use of native vegetation</p> <p>c) Incorporate use of advanced specimens</p> <p>d) Define a theme for internal streets</p> <p>e) Be of appropriate scale relative to width of driveway</p> <p>f) Take into account view corridors</p>	Complies	Landscaping will be provided to the property (see Architectural Plans)

<ul style="list-style-type: none"> g) Improve privacy h) Provide adequate lighting for safety i) Account for heritage significance j) Be tolerant of site conditions k) Clearly identify where turfed areas are to be located l) Detail various paving materials to be used for driveways, pedestrian pathways, parking areas and POS areas 		
<p>13.3 Recognise POS as ‘outdoor rooms’ and design for</p> <ul style="list-style-type: none"> a) Paved areas or decks b) Garden areas to reduce ‘hard’ visual c) Built-in seating (optional) d) Inclusion of trees e) Provision of drying areas and garbage storage f) Water features (optional) g) Details of fencing and paving 	Complies	Covered outdoor POS (‘outdoor room’) is provided for each dwelling
13.5 integrate stormwater management scheme having regard to WSUD principles	Complies	See Stormwater Management Plan
14 Fencing and walls		
14.1 Incorporate full details of all fencing proposed including location, height, materials, colours	Complies	See Architectural Plans
14.2 sheet metal fencing shall not be permitted where it forms a boundary with a street, or communal area within a development	n/a	Sheet metal fencing not proposed
14.3 fencing between dwellings shall be designed to provide visual and acoustic privacy to internal rooms and outdoor private open space. The recommended height for these dividing fences is 1800mm high but not less than 1500mm high.	Complies	Internal fencing will be provided between dwellings’ outdoor POS

14.4 For all residential development where sheet metal fencing is used it should be of mid to dark earthy colour to make the fence visually recessive	n/a	
14.5 Fencing within the street building line setback shall not be located closer than 900mm from the street property boundary for the principal street frontage of the development	n/a	Fencing not proposed within street building line setback
14.6 Where side boundary fencing projects forward of the street building line setback to the principal frontage then the maximum height of the fence shall not exceed 750mm within the building line setback area.	Complies	
14.7 Front fencing for the purposes of containing a dwelling's principal private open space area, shall not occupy more than 50% of the street frontage of an allotment and shall not contain or obscure the principal pedestrian entry point to the dwelling from the street. Fencing may occupy greater than 50% of a site frontage if it can be demonstrated that the increased length of fencing is consistent with the established fencing within the street and character of the street, or because of environmental impact considerations, eg. noise	n/a	POS will not be located in front setback
14.8 Solid fencing for the purposes of containing a dwelling's principal private open space area, shall not exceed a height of 1500mm where located within the street building line setback unless it can be demonstrated that a higher fence is appropriate having regard to issues of noise, privacy, existing streetscape and architectural merit.	n/a	POS will not be located in front setback
14.9 Nothing in this plan prevents the fencing of the street frontage of a property subject to the following: <ul style="list-style-type: none"> • The building line setback area is not required for the purposes of principal open space; • The fence shall not exceed a height of 1200mm (1.2metres); 	n/a	Front boundary fencing not proposed

<ul style="list-style-type: none"> • The fence shall not comprise sheet metal material; • The fence shall be of a design/materials which integrate with the dwelling(s) located on the land. 		
15 Driveway access and carparking		
15.1 Driveways shall be located no closer than 900mm from any side boundary for the full depth of the building line. This 900mm offset shall be provided with landscaping of suitable scale to ensure that sight lines along the public footpath and the roadway are not obstructed.	Complies	
15.2 Driveways within the site should be a minimum of 2.7 metres wide and should include landscaping between the driveway and dwelling.	Complies	Driveway is a minimum of 2.7m
15.3 Landscaping shall be incorporated into the design of driveway and manoeuvring areas to minimise the expanse of hard surfaces and adverse visual impacts on the streetscape.	Complies	See Architectural plan
15.4 Straight 'gun barrel' driveway arrangements are not supported. Where long driveways are proposed landscaping of minimum width 1.0 metres shall be provided along the boundary/fence line incorporating wider landscape 'blisters' to create a 'meandering' effect and contrasting pavement treatments should be used to reduce the expanse of a single pavement material. Landscaping shall also be provided between the driveway and the external wall of the dwelling	Complies	Proposal does not include 'gun barrel' arrangement
15.5 Driveways within a site shall be at a maximum grade of 4:1 (H:V).	Complies	
15.6 Driveway design from the road pavement across the public footpath area shall be in accordance with Council's "Manual of Engineering Standards" and appropriate structural drawings.	Complies	Can comply with appropriate condition of consent.

15.7 Driveways across the footway at the access point on the road reserve should be generally a maximum of 5 metres wide, although variation may be justified on turning and traffic safety issues.	Complies	Driveway across council reserve will be less than 5m wide
15.8 Driveways across the footway shall be sited to avoid street trees, kerb inlet pits and other services such as light/powerpoles.	Complies	
15.9 For developments other than single dwellings adequate vehicle manoeuvring area to Australian Standard AS 2890 shall be provided to enable vehicles to enter and exit the site in a forward direction.	Complies	Once subdivided the development presents as essential two dwellings and as such vehicle manoeuvring for single dwellings is considered acceptable.
15.10 For developments other than single dwellings, vehicle driveways shall be clearly distinguished from pedestrian entries and paths through design, finish or location.	n/a	
15.11 On sites identified as Bushfire Prone Land under the Bush Fire Prone Land Maps endorsed by the New South Wales Rural Fire Service, access shall comply with the requirements of the document "Planning for Bushfire Protection 2006" (Planning NSW and Rural Fire Service).	n/a	The site is not bushfire prone land
15.12 Vehicle car parking spaces and manoeuvring areas (not including a driveway providing direct vehicle access to a garage or carport from the street) shall not be located within the building line setback area.	Complies	
Car parking		
The minimum number of off-street car spaces shall be as follows: a) One (1) space for each one or two bedroom dwelling; b) Two (2) spaces for each dwelling containing more than two bedrooms;	Complies	A single garage and tandem parking is available for both dwellings. An addition parking space is also provided.

c) One (1) visitor space for the first three dwellings and one (1) space for every five dwellings thereafter or part thereof		
15.14 A minimum of one (1) off-street parking space should be provided for each dwelling as a covered space in the form of either a garage, carport or within a secured basement parking area. The parking space(s) should be convenient and accessible to the dwelling which it services.	Complies	A single garage space is provided for each dwelling.
15.15 Visitor car parking spaces should be freely accessible at all times and not located behind security gates or within secured basement car parking areas.	Complies	
15.16 The minimum dimensions for car parking bays and aisles shall be in accordance with the DCP	Complies	
15.17 Garages should comprise minimum dimensions in accordance with the DCP	Complies	
15.18 Developments comprising up to two (2) dwellings may have the parking space(s) for both dwellings directly addressing and accessible from its street frontage.	Complies	
15.19 Developments comprising three (3) or more dwellings may have one (1) dwelling only with a garage/carport directly addressing and accessible from its street frontage of the development	n/a	
15.20 Tandem (or stack) parking is permissible only where the garage for the dwelling has a direct frontage/address to a street. In this instance, the vehicle space on the driveway in front of the garage/carport can be calculated as part of the parking requirement for that dwelling but shall not be counted as a 'visitor' space.	Complies	
Accessible Car Parking (disabled users):		

<p>15.21 Designated accessible car parking facilities shall:</p> <ol style="list-style-type: none"> a) Be provided at the rate of one (1) accessible parking space for every adaptable dwelling; b) Be located as close as possible to the adaptable or accessible dwelling they are intended to serve or alternatively as close as possible to each accessible public entrance; c) Be linked to an accessible entrance to a building or to a wheelchair accessible lift by a continuous accessible path of travel, and preferably under cover; d) Have a minimum width of 3.8 metres as shown in Figure 26. An overlap allowance of 500mm may apply when, parallel to the parking space, there is an adjoining walkway or similar surface which: <ul style="list-style-type: none"> • Is at the same level as the car parking space; • Is firm and level, with a fall not exceeding 1 in 40 in any direction; • Is not another car parking space; • Is not less than 1000mm in width. e) Have a minimum vertical clearance of not less than 2500mm and a minimum length of 5.5 metres as shown in Figure 26; f) Both the designated parking space and the continuous accessible path of travel shall be clearly signposted; g) The signage for the actual parking space shall be painted on the surface of the paved space and signposted at a height of not less than 1500mm centrally located at the end of the space 	<p>n/a</p>	<p>Accessible car parking not required by the DCP for the proposal; however, will comply with NDIS requirements.</p>
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h) The provision of accessible parking shall be signposted at the entrance of the car park.		
16 Views and visual and acoustic privacy		
<p>16.1 Overlooking of private open space and direct views between living area windows shall be screened or obscured using:</p> <ul style="list-style-type: none"> a) Separation distance between windows of habitable rooms or balconies b) Separation by design c) Offset living room windows of opposing dwellings/units d) Splay windows to redirect sight lines e) Build to a boundary and avoid window openings f) Screen planting between units g) Fencing design or privacy screens h) Use of fin walls i) Planter boxes j) Louvre screens (vertical or horizontal) k) Pergola l) Change in level 	Complies	Each dwelling's principal covered POS will not be visible between each dwelling
16.2 Where no design techniques and screening (eg fences or walls) are proposed, openings of adjacent dwellings shall be separated by a distance of at least 3.0m.	n/a	Each dwelling's POS will be screened
16.3 Site layout shall separate active recreational areas, shared parking areas and driveways, and service equipment areas away from bedroom areas of dwellings.	Complies	Adequate separation from bedrooms is provided
16.4 Mechanical plant or equipment (eg. Air conditioning units) shall be designed and located to minimise noise nuisance.	Complies	Can comply with condition of consent

16.5 Shared walls and floors between dwellings shall be constructed to reduce noise transmission in accordance with the Building Code of Australia.	Complies	Can comply with condition of consent
17. Water and Energy Conservation		
17.1 It is recommended that buildings be orientated with the main indoor and outdoor living spaces towards the north and north-east	Complies	Where possible for the northern dwelling, living areas have been sited to be north-facing.
17.2 To the fullest extent possible, buildings should be insulated.	Complies	Can comply with associated condition of consent
17.3 Buildings should include adequate thermal mass and windows located, sized and shaded to facilitate thermal performance	Complies	Can comply with associated condition of consent
17.4 Windows in west facing walls should be avoided. However, where not possible, west facing walls should be designed with windows fitted with appropriate shade structures and/or landscape screens.	Complies	POS is located at the western end of the proposal
17.5 Building design should, wherever possible, include a north facing roof upon which a solar hot water system or collector could be installed. The building's internal plumbing should be designed to facilitate the installation of such a system.	Complies	Can comply with associated condition of consent
17.6 The design of the building should maximise the cooling potential of natural ventilation by providing breeze pathways through the building	Complies	Each dwelling has natural east-west ventilation
17.7 Shadow diagrams may be required for residential developments of two storeys and over in urban zones	N/a	The proposal is not two-storeys
17.8 Development within the categories specified under 17.7 above shall ensure that adequate solar access is provided	N/a	The proposal is not two-storeys
18 Stormwater Management		
Due to downstream flooding/capacity issues and for developments other than single dwellings, on-site detention of	Complies	On-site detention is provided as indicated in the Stormwater Management Plan (Attachment 4)

<p>stormwater is required in accordance with Council’s Manual of Engineering Standards, to restrict the discharge rate of stormwater runoff. The methods may include tanks (either underground or aboveground) or surface storage areas such as driveways or landscape depressions. The amount of storage volume required is subject to detailed calculation but may be estimated at 9 cubic metres per 1000sqm of site area.</p>		
<p>18.2 A detailed erosion and sediment control plan (ESCP) should be submitted with the development application. The ESCP should be prepared in accordance with the requirements of Council’s Manual of Engineering Standards.</p>	Complies	Erosion and sedimentation details are provided on the Stormwater Management Plan (Attachment 4)
<p>18.3 Ultimate discharge for collected stormwater runoff should be to a street drainage system, to an inter allotment drainage line, or by approval to a public area. The system should be gravity-drained. Pumping of stormwater is not permitted.</p>	Complies	Stormwater to be conveyed to existing easement
<p>18.4 The development site must be provided with an overland flowpath for the major storm event (1% AEP)</p>	n/a	
<p>18.5 Stormwater storage tanks with a capacity in excess of that required to meet BASIX criteria may be installed to provide for on-site stormwater detention. Council’s Manual of Engineering Standards provides details for calculations and ‘BASIX’ relationships. These tanks, unless provided underground, must not be located within an area of principal open space. The area occupied by the tank must not be included for the purposes of calculating the required private open space at ground level for each unit</p>	Complies	Two 6,000L storage tanks will be provided for each dwelling
<p>18.5 As a minimum requirement, a stormwater drainage “concept plan” shall be submitted with the development application. The plan should include:</p>	Complies	A Stormwater Concept Plan has been prepared for the proposal (Attachment 4)

<p>a. the pipeline/pit layout</p> <p>b. water storage means/area</p> <p>c. indicative levels at critical design points</p> <p>d. overland flowpaths including details of the means of capturing runoff from all impervious surfaces</p>		
19. Security, Site Facilities and Services		
19.1 For developments proposing ten (10) or more dwellings a detailed 'Crime Prevention Through Environmental Design' assessment shall be prepared by an accredited person and submitted with the development application.	n/a	
19.2 Buildings adjacent to a public or communal space shall be designed to maximise natural surveillance, having at least one (1) habitable room window per dwelling facing that area.	n/a	The site is not adjacent to a public or communal space
19.3 Low intensity lighting (eg. bollard lighting) shall be provided to all shared pedestrian paths, parking areas and building entries.	n/a	
19.4 Garbage or recycling areas, mail boxes and external storage facilities shall be sited and designed for functionality, attractive visual appearance and efficient and convenient use.	Complies	Can comply with associated condition of consent
19.5 Where agreed to by public utility service providers, services shall be co-ordinated in common trenching in order to minimise construction costs for underground services.	Complies	Considered not required for semi-detached dwellings
19.6 Each dwelling shall be provided with direct and convenient pedestrian access to a public road.	Complies	Each dwelling has direct access to Pear Street
19.7 Where there is no direct pedestrian access from a dwelling's private outdoor open space area to the public roadway then the development shall be provided with a common garbage storage area readily accessible from within the site and serviceable from the adjoining road.	n/a	

19.8 The garbage storage area shall be designed so as to conceal its contents from view of the adjacent public space and/or other properties. It shall be provided with a water tap for wash down purposes and drained to connect to the sewer.	Complies	There is sufficient space to screen bins from public view.
19.9 Individual mail boxes shall be located close to each ground floor dwelling entry, or a mail box structure located close to the major pedestrian entry to the site complying with the requirements of Australia Post.	Complies	Can comply with associated condition of consent
19.10 Open air clothes drying areas shall be provided for each dwelling with an aspect ranging between direct east to direct west (via north). The drying areas shall be located and/or screened such that they will not be visible from a street or public place. Each drying area shall comprise a minimum of 15.0 lineal metres of hanging line	Complies	Adequate space for drying on POS area and within rear setback area.
19.11 All services – reticulated water, sewerage, electricity and telecommunications (and natural gas where available) shall be installed to meet the requirements of the relevant service provider.	Complies	Can comply with associated condition of consent
C.10 - Subdivision		
EC.1 Flora and fauna	N/a	The site is vacant and does not contain native flora and fauna
EC.2 Heritage and Archaeology	N/a	The site does not contain items of heritage or archaeological significance
EC.3 Hazards <ul style="list-style-type: none"> • Flooding • Bushfire • Landslip • Contamination • Geotechnical 	N/a	The proposal is not subject of these hazards

DC.1 Lot Size and Dimensions

- Part 4 in the Maitland LEP 2011 includes development standards for the subdivision of certain land. The standards are presented as minimum lot sizes and are depicted on the associated Lot Size Map. The minimum lot sizes vary between locations and land use zones.
- Council requires that all new lots are of a size and shape suitable for their future use. Matters for consideration, in addition to any minimum lot sizes that may apply, are the need to allow for solar access, on-site effluent disposal (if permitted), access and parking, location of ancillary buildings such as garages and sheds, vegetation retention and soil conditions
- Where Part 4 in the Maitland LEP 2011 also regulates the development outcome on certain land by fixing maximum Floor Space Ratios and overall Building Heights, these provisions should also be considered in the design of the subdivision.
- Lot boundaries should follow natural features such as water courses and ridges (rather than cut across them) to minimise the potential for soil erosion.
- Lot boundaries should take account of any requirement for screening or buffering from adjoining land uses.
- Lot size and dimensions are to be suitable for the existing or proposed use, including any requirement for building envelopes, ancillary buildings, farm dams, access, parking, landscaping, solar access, provision of services and/or other requirement of any existing Council development consent.

Complies

The proposal complies with controls noting:

- The proposal complies with minimum lot sizes acceptable for the site pursuant to Clause 4.1A which relates to integrated residential developments for semi-detached dwellings.
- The site is not subject to a mapped maximum FSR.
- Proposed lot boundaries are logical with regard to the existing lot size and shape
- Lot access is not adjacent a roundabout
- There are no existing approvals over the site to consider regarding the proposed development.

<ul style="list-style-type: none"> • Lots should be rectangular in shape. Where irregular shall accommodate the minimum building envelope and setback requirements. • Minimum lot frontage of 12.5m at the road frontage for rectangular lots. • Minimum lot frontage of 10.0m chord length around sharp bends and culde-sacs to provide for access, service and garbage collection in accordance with Figure 2. • Lot access adjoining roundabouts and centre refuges/splitter island shall not provide access within 10m of the splitters/facilities. 88b restrictions should be provided. • In assessing the re-subdivision of an existing lot, Council will have regard to the circumstances and planning rationale that formed the basis for the creation of the parent lot the subject of the application. This includes the consideration of any existing dwellings or structures on the land being assessed against relevant plans and policies • Subdivision proposals must not conflict with the requirements of any existing approvals 		
<p>Residential lot design</p>		
<p>DC.1.1 Provide a range of lot sizes to suit a variety of dwelling and household types. No more than 40% of the lot frontages within each street block may have the same lot width type. For the purpose of this control a lot width type is determined by any range of plus or minus 1.0m (for example, lots between 17m and 19m might be classed as one width type). Provide a lot width table for each street block including lot width groups,</p>	<p>Complies</p>	<p>The proposal contributes to lot size and dwelling diversity in the area.</p>

percentage and number. Other variables such as access and configuration can be considered as creating variation in the street.		
DC.1.2 Provide a subdivision structure plan which reflects the site's opportunities and constraints	n/a	The proposed subdivision is for a one-into-two lot subdivision
DC.1.3 Provide a clear urban structure that promotes a 'sense of neighbourhood' and encourages walking and cycling both recreationally and for transport purposes	n/a	The proposed subdivision is for a one-into-two lot subdivision
DC.1.4 Ensure the design of any proposed residential subdivision considers natural landform features including outlook and proximity to public and community facilities, parks and public transport	Complies	The proposed line of subdivision is logical for the site
DC.1.5 Residential lots shall be able to accommodate a suitable building envelope with minimum dimensions of approximately 15m by 10m behind the building line	Complies	The proposal being for an integrated residential development demonstrates the proposed siting of each dwelling as well as to assess the potential impacts.
Access handles	N/a	The proposal does not propose an access handle`
DC.2 Solar Access and Energy Efficiency		
DC2.1 80% of new lots are to have 5-star solar access, and the remainder either 4 or 3 star.	Complies	As demonstrated in the Section J assessment
DC.2.2 Lot sizes are to reflect reasonable consideration of the impact of topography, aspect and other constraints so as to maximize solar access.	Complies	The proposal adequately responds to the site topography in terms of maximising solar access.
DC.2.3 Where possible lots should be oriented to provide one axis within 30 degrees east and 20 degrees west of true solar north.	n/a	This control is not considered applicable to the proposed subdivision.
DC.2.4 Where a northern orientation of the long axis is not possible, lots should be wider to allow private open space on the northern side of the dwelling.	n/a	This control is not considered applicable to the proposed subdivision.
DC.2.5 Proposals for street planting or open space planting are to take account of the potential for shading, provision of	n/a	Street planting is not considered required in this instance.

adequate solar access to dwellings, and if necessary, protection from winter winds.		
DC.3 Drainage, Water Quality & Soil Erosion		
DC.3.1 Existing topography and natural drainage lines should be incorporated into drainage designs for larger proposals, and enhanced through provision of additional landscaping, detention areas, artificial wetlands and the like	n/a	This control is not considered applicable to the proposed subdivision
DC.3.2 Drainage from proposed lots should be consistent with the pre- development stormwater patterns. An analysis of the downstream drainage system, to the receiving area or waters, may be required.	Complies	See attached Stormwater Concept Plan (Attachment 4)
DC.3.3 Best management practices should be implemented to control runoff and soil erosion and to trap sediment on the subject land to ensure there is no net impact on down stream water quality. The quality of runoff water from the subject land should be the same or better than the quality of water prior to the subdivision taking place.	Complies	Silt arrestor proposed for each site associated with each dwelling
DC.3.4 Where possible, design multiple use drainage and treatment systems incorporating gross pollutant traps, constructed wetlands and detention basins.	Complies	See attached Stormwater Concept Plan (Attachment 4)
DC.3.5 The subdivision should be designed so as to minimise disturbance of the subject land especially in circumstances where there are topographical constraints.	Complies	The proposal will not adversely affect or disturb the site
DC.3.6 Adequate provision should be made for implementation of measures during subdivision construction to ensure that the landform is stabilised and erosion controlled.	Complies	Details of sediment control are detailed on the Stormwater Concept Plan (Attachment 4)
DC.3.7 All trunk drainage is to be located in publicly owned land, (reserves), in open space land or in an appropriate easement.	n/a	

<p>DC.3.8 Where the drainage impacts of the subdivision proposal cannot be limited to pre-development stormwater levels by retention or other approved methods, drainage easements will be required over all necessary properties and watercourses. In such circumstances, the easement must be the subject of a signed agreement prior to issue of development consent. Such easements shall be created with, or prior to issue of the Subdivision Certificate.</p>	<p>n/a</p>	<p>Additional drainage easement(s) not required</p>
<p>DC.3.9 Where site topography in new residential subdivisions prevents discharge of storm water directly to the street gutter or a Council controlled pipe system, inter allotment drainage should be provided to accept run off from all existing or future parcels of land. The design and construction of the inter allotment drainage system should be in accordance with the requirements of Council's Manual of Engineering Standards</p>	<p>Complies</p>	<p>Stormwater to discharge to existing easement at rear of site</p>
<p>DC.3.10 Where inter-allotment drainage is required, easements having a general minimum width of 1.5m are to be identified on plans submitted.</p>	<p>n/a</p>	
<p>DC.3.11 A soil and water management plan (SWMP) should be prepared by a properly qualified practitioner with the aim of minimising erosion and maximising the quality of any water leaving the site. Applicants should refer to Council's Manual of Engineering Standards.</p>	<p>Complies</p>	<p>See attached Stormwater Concept Plan (Attachment 4)</p>
<p>DC.4 Landscape, Streetscape & Visual Impact</p>		
<p>DC.4.1 Existing landscape and streetscape character should be maintained and enhanced through retention of existing vegetation, provision of additional landscaping and selection of other streetscape items including surface treatments and street furniture.</p>	<p>Complies</p>	<p>Landscaping detail contained in Architectural Plans (Attachment 1)</p>

DC.4.2 The visual impact of rural residential subdivisions must be considered especially in areas where they can be viewed from a distance or from above. Landscaped buffers may be required.	n/a	
DC.4.3 Submission of a Landscape Plan will be required for residential and rural residential subdivisions, indicating the location of street trees and any other required landscaping.	Complies	Landscaping detail including in Architectural Plans (Attachment 1)
DC.4.4 The developer will also be required to submit a detailed landscape plan for all reserve areas incorporating fencing detail and will be required to construct all fencing for residential and rural residential lots where the lots share a common boundary with a proposed public reserve. Fencing shall be carried out as an integral part of the subdivision works and will be required to be completed prior to Council releasing the relevant Subdivision Certificate. Council may require that the fencing be of open style/pool type depending on the topography and landscape character of the adjoining reserve. Where open style fencing is provided, the landscape design will need to demonstrate that the location of plantings is adequate to ensure a suitable level of privacy for the adjoining residential lots, reduce the visual impact of the fencing and improve the landscape quality of the reserve. Fencing shall comprise materials of darker colour/tones which blend more effectively with the landscape.	Complies	Landscaping and fencing detail included in Architectural Plans (Attachment 1)
DC.5 Effluent Disposal	n/a	
<u>Residential lots</u>		
DC.5.1 All new residential, industrial and commercial lots are to be connected to a reticulated sewerage system supplied by the Hunter Water Corporation or other approved supplier, unless there are unavoidable constraints.	Complies	Both dwellings will be connected to HWC reticulated sewerage system

DC.5.2 Lot size and layout must be adequate to allow appropriate effluent disposal systems to be provided for likely subsequent development	n/a	OSSM not proposed
DC.5.3 Effluent and wastewater should be disposed of in a manner which is consistent with the land capability of the property and in a manner that will not cause unhealthy or unsanitary conditions. There are to be no net cumulative effects on the environment	Complies	Both dwellings will be connected to HWC reticulated sewerage system
DC.5.4 Where sewer is not available in rural areas (including Large Lot Residential areas or environmental zones) lots must be of sufficient size and containing suitable and to ensure that all effluent can be retained and disposed of on-site. Comprehensive site investigation will be required prior to any approval being granted for on-site disposal.	n/a	
DC.6 Roads & Access, Pedestrian & Cycleways	n/a	Controls not applicable to one-into-two lot subdivision.
DC.7 Crime Prevention – Safer By Design		
DC.7.1 Clear sightlines between public and private places	Complies	Each dwelling has sight lines from the front door to the street
DC.7.2 Landscaping that makes places attractive, but does not provide offenders with places to hide or entrap victims.	Complies	Proposed landscaping will not adversely impact CPTED principles
DC.7.3 Dense vegetation or structures should not be located beside bicycle routes or pedestrian walking paths. A safety convention is to have 3-5 metres of cleared space on either side of pathways and bicycle routes. Pedestrians feel more comfortable sharing wide paths than narrow paths	N/a	
DC.7.4 Natural surveillance should focus on orientation of buildings and strategic use of windows, balconies, entrances, permeable fencing and street design. Tactical location of living areas, workstations, offices and recreation areas help surveillance opportunities.	Complies	Each dwelling has opportunities for passive surveillance

DC.7.5 Lots created should be designed so buildings face outwards towards public and semi-public areas to provide natural surveillance opportunities.	Complies	Each dwelling faces a public street
DC.7.6 Lighting of public places such as public streets, car parks and pedestrian areas should meet the relevant Australian Standards. Effective lighting reduces fear and can increase community activity. The types of lighting should also be considered (different lights are used in different situations)	n/a	The proposal is not required to install street lighting
DC.7.7 Council may require a report from a suitably qualified lighting engineer for lighting of public areas within subdivisions.	n/a	This is not considered a requirement for the proposal
DC.7.8 Design subdivision layouts with clear transitions and boundaries between public and private space. This can be achieved through landscaping, natural barriers such as waterways or topographic features and by the use of gates, bollards and fencing.	n/a	This control is consider applicable for larger subdivisions
DC.7.9 In some cases public areas may need to have restricted access, particularly at night, to prevent vandalism and anti-social behaviour.	n/a	The proposal does not incorporate public spaces
DC.8 Site Filling		
DC.8.1 Earthworks require development consent of Council under the provisions of the Maitland LEP 2011, unless either exempt or complying development	Noted	
DC.8.2 Where site filling is necessary or proposed, the materials used and extent and depth of fill must be detailed in the development application for the approval of Council prior to issue of a Construction Certificate. Council will take into account the provisions of AS 3798-1990, which provides guidelines on the specifying, execution and control testing of	Complies	Minor earthworks may be required for site preparation. These works will comply with relevant controls and can be conditioned.

earthworks and associated preparation works within commercial and residential developments		
DC.8.3 An absolute maximum fill depth of 2m will be considered by Council.	n/a	
DC.9 Reticulated Services (Water/Sewer/Electricity/Telecommunications)		
<u>Water and Sewer</u>		
DC.9.1 Reticulated water and sewer supply is required for all new urban lots (residential, commercial, industrial) in accordance with the requirements of the Hunter Water Corporation.	Complies	Connection to HWC reticulated water and sewer is available
DC.9.2 Council's preference is for all new large residential lots (including land zoned C4 Environmental Living) to be connected to reticulated sewer. This can include the use of a community package treatment plant if Hunter Water Corporation reticulation is not available. If no reticulated sewer, effluent disposal to be undertaken in accordance with requirements contained in "Effluent Disposal" Design Element below.	Complies	Connection to HWC reticulated water and sewer is available
<u>Electricity</u>		
DC.9.3 Underground low voltage electricity supply to all new residential lots (including land zoned C4 Environmental Living) to the requirements of Energy Australia or other approved electricity provider, unless Council and provider determine that overhead supply is permitted due to flood liability of land or the land fronts a road supplied by existing overhead electricity reticulation.	Complies	Both dwellings will have access to power.
DC.9.4 For industrial and commercial lots, underground electricity supply shall be provided to all new lots, to the requirements of Energy Australia or other approved electricity	n/a	

provider, unless Council and the provider determine otherwise.		
DC.9.5 Low voltage electricity supply must be available to the boundary of all new rural lots in accordance with requirements of Energy Australia or other approved provider	n/a	The site is not a rural lot
DC.9.6 Pad mounted substations, if and where required, should be placed within pedestrian walkways, behind landscaped screens or otherwise sympathetically treated to reduce visual impact.	n/a	
DC.9.7 Written evidence from the provider that installation of all services is complete and meets requirements must be submitted to Council prior to issue of the Subdivision Certificate;	Complies	Can comply with associated condition of consent
<u>Street Lighting</u>		
DC.9.8 Street lighting shall not be provided for low-density residential subdivisions, unless special circumstances (consistent with AS1158) warrant installation.	Complies	Street lighting not proposed
DC.9.9 Street or road lighting shall not be provided for rural subdivisions	n/a	
<u>Telecommunications</u>		
DC.9.10 Telephone connection to be available to all new lots in accordance with the requirements of Telstra or other approved provider.	Complies	Telecommunication facilities available for both proposed lots
<u>Low density residential lots</u>		
DC.9.11 All new low-density residential lots (including land zoned C4 Environmental Living) to be capable of draining to the street frontage or to an inter- allotment drainage easement (see also “Drainage and Water Quality” Design Element below).	Complies	Legal drainage available at rear of lot

IC.1 Entry Features	N/a	One-into-two lot subdivision does not require entry feature
IC.2 Street Names	N/a	New public road not required
IC.3 House/Lot Numbering Council supplies a number for all new urban and rural lots created, and has an adopted policy in this regard. A fee applies for this service.	Yes	Noted
C.11 – Vehicular Access & Parking		
1.2 Calculation of Parking Requirements		
The minimum number of parking spaces to be provided for a particular development is to be calculated in accordance with Appendix A of this policy.		
2. GUIDELINES FOR THE DESIGN, LAYOUT AND CONSTRUCTION OF ACCESS AND PARKING AREAS	n/a	
3. LOADING/UNLOADING REQUIREMENTS	n/a	
4. CAR PARKING FOR PERSONS WITH A DISABILITY		
Special parking spaces for persons with a disability are to be made available in the provision of car parking facilities, in accordance with Australian Standard AS2890.1 – 2004. In general, where 10 or more vehicle spaces are required, one designated parking space for people with disabilities is required per 100 (or part thereof) car spaces provided. Council has adopted the ‘enhanced’ requirements for landuses where there is a higher demand for disabled facilities. For example, for retail shopping complexes, community facilities and medical centres, parking provisions for people with disabilities should be increased to 2 to 3 % of the overall parking requirements. Council’s enhanced car parking standards are as follows:	n/a	The dwellings will be used for Specialist Disability Accommodation however disabled parking is not required as a requirement of the DCP. Parking design will be provided in accordance with SDA requirements.

<ul style="list-style-type: none"> • medical services, including community health centres – 1 space per two to five surgeries (or equivalent), 2 spaces for six or more surgeries (or equivalent) • entertainment facilities clubs and public halls, large retail complexes (ie>100 spaces) and railway stations – 3 spaces per 100 car parking spaces <p>The location of spaces designated for persons with a disability should be close to an entrance to a building or facility with access from the car space by ramps and/or lifts. These spaces should be clearly signposted for the convenience of their users and to discourage other drivers from using such spaces. The spaces should be a minimum of 2.4 metres wide with an adjoining shared space 2.4 metres wide to assist movement into and out of parked vehicles.</p>		
<p>5. BICYCLE PARKING Provision is to be made for cyclists via the installation of bicycle parking facilities in accordance with Australian Standard AS 2890.3-2015 – Bicycle Parking Facilities and Austroads Guide to Traffic Engineering, Part 14, Bicycles: Second Edition.</p>	n/a	Designated bicycle parking not considered required.
<p>6. MAJOR TRAFFIC GENERATING DEVELOPMENT Parking requirements for major new retail, commercial or tourist developments will be assessed on their merits, with particular reference to:</p> <ul style="list-style-type: none"> • likely peak usage times; • the mix of uses and their parking requirements; and, • likely use of public transport. 	n/a	The proposal is not for retail, commercial or tourist developments.

<p>Where it is considered that a traffic generating development may have a major impact on the traffic movement within a given locality, Council may require the applicant to arrange for the preparation and submission of a Traffic and Parking Study, by a qualified professional. In this regard, the Roads and Traffic Authority's publication "Guide to Traffic Generating Developments" provides relevant information.</p>		
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