

MAITLAND DEVELOPMENT CONTROL PLAN 2011

PART B- ENVIRONMENTAL CONTROLS

B.2 Domestic Stormwater

Requirements	Complies?
	<p><b>Yes</b></p> <p>Each dwelling (being the sales office, and two display homes), are compliant with the BASIX requirements in relation to stormwater. A Stormwater Management Plan is enclosed within <b>Appendix I</b>.</p>

B.5 Tree and Vegetation Management

Requirements	Complies?
	<p><b>N/A</b></p> <p>All vegetation removal across the subject site was assessed under DA/2019/652:6. No further vegetation removal is proposed as a component of this application.</p>

B.6 Waste Not- Site Waste Minimisation and Management

Requirements	Complies?
	<p><b>Yes</b></p> <p>Waste Management is addressed within <b>Section 5</b> of the SOEE.</p>

PART C- DESIGN GUIDELINES	
C.3 Exhibition Homes & Villages	
Requirements	Complies?
<p><b>1. Location</b></p> <p><i>a. Exhibition homes and villages should only be located in areas where Council is of the opinion that the proposed development and ancillary activities are unlikely to cause a negative impact on the amenity of the area.</i></p> <p><i>b. Exhibition homes and villages should be located on, and adjacent to, roads that provide a “feeder” function such as a “collector” or “distributor”. Direct vehicle access will not be permitted to classified roads.</i></p> <p><i>c. Exhibition homes and villages should not be located in “access” and “local” streets (such as a cul-de-sac or a minor road) where the amenity of the street environment is considered to be within a “small, quiet residential area”.</i></p> <p><i>d. Development of exhibition villages or homes in advance of residential land release should consider the desired amenity and character of the future residential area, and promote the objectives of any relevant structure or area plan.</i></p> <p><i>e. Exhibition homes should be grouped within exhibition villages rather than distributed throughout urban areas.</i></p>	<p style="text-align: center;"><b>Yes</b></p> <p>a. The proposed exhibition village will not adversely impact the surrounding residential setting and future occupation of nearby lots. The amenity of the area will remain commensurate with a standard residential area.</p> <p>b. Neither Ballymore Drive nor Redgate Road is a classified road and therefore no conflicts are anticipated in this respect.</p> <p>c. Noted. Given the on-going development of the subdivision that the exhibition village is associated with, no conflicts are anticipated in this respect.</p> <p>d. Noted. The proposed exhibition village is considered to be consistent with the desired residential character of the broader area.</p> <p>e. The proposed dwellings are suitably grouped.</p>
<p><b>2. Access and Car Parking</b></p> <p><i>a. A traffic impact assessment should be carried out and be submitted with applications for an exhibition home or village and should address the potential impacts on the road system in the locality.</i></p> <p><i>b. The assessment or report should be detailed enough to enable Council’s assessment of the cumulative impacts of exhibition homes and villages in the locality.</i></p> <p><i>c. Off street car parking is to be provided to meet the parking demand generated by the exhibition home or village.</i></p> <p><i>d. All car parking areas shall be constructed with a sealed compacted granular pavement, and conform to Council’s Manual of Engineering Standards.</i></p> <p><i>e. An exhibition home proposal should provide two off street car parking spaces, one of which should be constructed to “accessibility” standards in accordance with the National Construction Code.</i></p>	<p style="text-align: center;"><b>Yes</b></p> <p>a. The proposed exhibition village is located in an approved residential subdivision, which is currently under construction. The road network has capacity to cater for much higher levels of traffic than reasonably associated with an exhibition village of two homes (and a secondary dwelling). It is not considered that a traffic impact assessment is required.</p> <p>b. As above.</p> <p>c. Adequate car parking is provided in the proposed car park area, at a rate of at least two spaces per dwelling.</p> <p>d. The proposed car parking area is to be sealed appropriately.</p> <p>e. Seven parking spaces are proposed in the car park, in excess of the minimum requirement of spaces.</p>

<p>f. An exhibition village proposal should provide a centralized car parking area within the village. There should be a minimum of two car parking spaces per home, provided in the centralized parking area. "Accessibility" parking in accordance with the National Construction Code and Council's car parking standards should be provided.</p> <p>g. Concrete footpaths, in accordance with Council's Manual of Engineering Standards, should be provided within the road reserve footway, along the frontage of the development site(s).</p> <p>h. Stormwater runoff from carpark areas should be controlled to provide retention of flows on site, and acceptable discharge rates to the street drainage system, in accordance with Council's Manual of Engineering Standards</p>	<p>f. The proposed car park acts a centralised area for parking, and provides in excess of two spaces per home.</p> <p>g &amp; h. The proposed concrete paths and stormwater run-off measures will be designed in accordance with Council's MoE's.</p>
<p><b>3. Hours of Operation</b>  <i>The hours of operation for an exhibition village or exhibition home, and ancillary uses shall be restricted to 9.00 am – 6.00 pm.</i></p>	<p style="text-align: center;"><b>Yes</b></p> <p>The proposed hours of operation are Monday to Saturday, 10am to 5pm.</p>
<p><b>4. Ancillary Uses</b>  <i>a. Ancillary uses include sales offices, home financing offices, and may also include public amenities such as a café and public toilets.</i></p>	<p style="text-align: center;"><b>Yes</b></p> <p>Only one marketing/sales suite is proposed as a component of the development. Adequate toilet facilities are provided within the suite.</p>
<p><b>5. Utilities and Services</b>  <i>The applicant should submit to Council evidence that adequate arrangements exist for the provision of, water, wastewater and energy utilities to service an exhibition home or exhibition village, and that those services are adequate for the ultimate future residential use.</i></p>	<p style="text-align: center;"><b>Yes</b></p> <p>Adequate service connections are to be facilitated under DA/2019/652:6. Evidence of such connection can be conditioned and provided to Council at the relevant stage, if required.</p>
<p><b>6. Signage</b>  <i>a. All advertising structure must be erected on the site of the exhibition home or exhibition village.</i>  <i>b. The characteristics of the advertising structures must be compatible with the scale and visual amenity of the local area.</i>  <i>c. Advertising structures shall be limited to the following:</i> <ul style="list-style-type: none"> <li>• <i>One flag pole per exhibition home or house within an exhibition village</i></li> <li>• <i>One pylon sign per exhibition village.</i></li> </ul> <i>d. Advertising sign details should be included in an application to Council for an exhibition home or exhibition village proposal.</i></p>	<p style="text-align: center;"><b>Yes</b></p> <p>a. All signage is to be erected on the site of the exhibition village.</p> <p>b. The proposed signage is consistent with the surrounding residential area and is not out of character with anticipated future development.</p> <p>c. No pylon signage is proposed. One flag pole is proposed for Lot 212, which is compliant with the specified maximum. Lot 211 proposes two flag poles, and Lot 210 three flag poles. Whilst this in excess of the maximum number of flag poles, it is considered that the flag poles are of low visual impact and low acoustic impact (being fixed at the top and bottom, hence no noise). The design of the flag poles is not offensive, and they are considered of low impact, generally speaking. It is therefore requested that Council consider the number of flag poles proposed, noting the low impact and unobtrusive nature of the flag poles.</p>

<p><b>7. Consent Period</b></p> <p><i>a. Development consent for an exhibition home or village will be granted for a maximum operational period of 5 years.</i></p> <p><i>b. At the conclusion of the consent period, the exhibition homes or homes within the exhibition village must be inspected to ensure that vehicle and pedestrian access to a public road complies with Council's standards, that the building(s) comply with the National Construction Code, and that essential service infrastructure is in place.</i></p> <p><i>c. No individual houses within an exhibition village may be occupied for residential use until the conclusion of the consent period for the village.</i></p>	<p style="text-align: center;"><b>Yes</b></p> <p>a. Noted. No more than 5 years is sought.</p> <p>b. Noted.</p> <p>c. Noted.</p>
<p><b>C.4 Heritage Conservation</b></p>	
<p style="text-align: center;"><b>Requirements</b></p>	<p style="text-align: center;"><b>Complies?</b></p>
	<p style="text-align: center;"><b>N/A</b></p> <p>The site is not located within a heritage conservation area, nor is mapped as containing a heritage item. No further considerations apply in this regard.</p>
<p><b>C.6 Signage</b></p>	
<p style="text-align: center;"><b>Requirements</b></p>	<p style="text-align: center;"><b>Complies?</b></p>
	<p style="text-align: center;"><b>Yes</b></p> <p>The proposed signage is considered to be generally consistent with the provisions of this Chapter. The proposed signage is concise and clear, and is not visually intrusive. The signage will not impact sight lines for traffic, or pedestrians. The proposed signage is not out of character with the broader area and intent of the broader area.</p>
<p><b>C.8 Residential Design</b></p>	
<p style="text-align: center;"><b>Requirements</b></p>	<p style="text-align: center;"><b>Complies?</b></p>
<p><b>2. Site Analysis and Site Context</b></p>	
<p><b>2.1 Site Analysis</b></p>	<p>As the proposed structures will eventually be utilised for residential purposes, it is appropriate to assess them on the basis of the provisions of this Chapter. The sites are suitable for the proposed development given the context of the surrounding area (e.g. residential development).</p>
<p><b>4. Bulk Earthworks and Retaining Walls</b></p>	
	<p>Refer Concept Civil Engineering Plans enclosed within <b>Appendix D</b>.</p>

## 5. Street Building Setbacks

- 5.1.** *The minimum setback from the principal street frontage to the building line in an urban residential zone is 4.5 metres.*
- 5.2.** *The minimum setback from the principal street frontage to articulation or entry features (ie. portico) in an urban residential zone is 3.0 metres and must not be more than 25% of the width of the front facade of the building and must not be more than the maximum height of the building.*
- 5.6.** *Garages, carports, sheds and outbuildings are to be setback a minimum of 6 metres from a boundary adjoining a road and a minimum 1 metre behind the building line to the principal street frontage.*

### Yes

- 5.1.** All structures proposed are setback from the front boundary in excess of 4.5 metres.
- 5.2.** All entry features are setback in excess of 3 metres from the street frontage.
- 5.6.** Each garage is setback in excess of 6 metre from the front boundary and at least 1 metre behind the building line.

## 6. Side and Rear Setbacks

- 6.1.** *Minimum side and rear setbacks for residential buildings, including detached outbuildings such as garages, sheds or carports, in urban zones are described as follows:*
- a. 0.9m for walls up to 3.0m in height (to underside of eaves);*
  - b. 0.9m plus 0.3m for every metre of wall height over 3.0m and less than 7.2m;*
  - c. For that part of a wall over 7.2m in height, the minimum setback should be increased by 1.0m for every metre of height over 7.2m.*

### Yes

The proposed structure on Lot 212 is compliant with the required 0.9m side and rear setback for walls up to 3 metres in height.

### Nominal Variation Proposed

The proposed single-storey structure on Lot 211 is compliant with the required 0.9m side setback for wall heights up to 3 metres. The two-storey portion of the structure has a side setback to the western boundary of 1.2m. Noting that the wall height of this section is 5.375, the required setback for the portion of the wall over 3 metres is 1.5 metres. As the proposed side setback at the western boundary is 1.2m, this portion of the structure complies with the required side setback for the first 3m of the wall (being 0.9m), and is non-compliant for the remainder of the wall height. The non-compliance is considered minor (300mm) and does not impact the adjoining dwelling on Lot 212, which has a larger side setback than that required (1.365 metres, 465mm greater than that required). The two-storey structure on Lot 211 will not unreasonably overlook any key outdoor living areas to the structure on Lot 212, with the proposed non-compliance not anticipated to result in any privacy issues. The non-compliance is therefore considered minor and does not introduce adverse impacts. The rear setback of the structure on Lot 212 is compliant.

## 7. Site Coverage and Unbuilt Areas

7.1. Site coverage shall satisfy the requirements detailed in Table 3 - Site Coverage and Unbuilt Areas.

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

**Yes**

Each proposed dwelling does not exceed 60% in maximum site coverage, nor propose less than 40% as unbuilt area. A table evidencing the site coverage of each structure is included in each set of Architectural Plans, found in **Appendix C.**

## 8. Building Height, Bulk and Scale

8.1. Maximum building height shall be in accordance with Table 4 (8.5 metres).

**Yes**

None of the proposed dwellings exceed 8.5 metres in height.

## 9. External Appearance

**Yes**

Each dwelling is designed in such a manner that is consistent with the surrounding residential area, and the intended future character of the broader subdivision. Each dwelling includes suitable articulation and finishes to provide visual interest. The dwelling on future Lot 210 (the corner lot) has been designed to suitably address each frontage. Each garage is suitably setback from the primary building line, and does not exceed 50% of the total width of the dwelling's frontage.

## 10. Open Space

### Private Open Space

- a. All ground level private open space must comprise a 'principal area' of minimum dimensions in accordance with Figure 20.
- b. The minimum area of private open space for a ground level dwelling shall be in accordance with Figure 20.
- c. The 'principal area' of POS shall form a direct extension to the internal living room or dining area of the dwelling.

**Yes**

Each proposed dwelling provides a suitable amount of private open space, in line with the requirements of this section. Each Lot provides 24m<sup>2</sup> of principal private open space.

<b>13. Landscape Design</b>	
	<p style="text-align: center;"><b>Yes</b></p> <p>A Landscape Plan has been prepared and is included in <b>Appendix E</b>. The Landscape Plan suitably addresses the requirements of this part.</p>
<b>14. Fencing and Walls</b>	
	<p style="text-align: center;"><b>Yes</b></p> <p>Suitable details are provided in the Architectural Plans in relation to proposed fencing. Fencing is proposed at a height of 1.8 metres, in accordance with the provisions of this part. The fencing as proposed does not result in any conflicts in relation this part of the DCP.</p>
<b>15. Driveway Access and Car Parking</b>	
	<p style="text-align: center;"><b>Yes</b></p> <p>No driveways are proposed as a component of this application, barring the access to the carpark.</p> <p>In terms of parking, the future dwelling houses each have over two bedrooms, and therefore two parking spaces are required. Each dwelling benefits from a double garage, which will be able to cater for two parking spaces, and therefore each dwelling is compliant with this requirement. The future secondary dwelling has one bedroom and therefore requires one parking space. This will be provided in the form of a single garage once operation of the exhibition village ceases.</p> <p>No visitor parking spaces are required for the proposed dwellings.</p>
<b>16. Views, and Visual and Acoustic Privacy</b>	
	<p style="text-align: center;"><b>Yes</b></p> <p>Each dwelling has suitable visual and acoustic privacy, owing to the approved subdivision layout and location of windows etc. No privacy or visual concerns are anticipated for the future residential use of the dwellings.</p>

<b>17. Water and Energy Conservation</b>	
	<p style="text-align: center;"><b>Yes</b></p> <p>The dwellings orient living spaces in a north, north-east direction where possible, noting the approved subdivision layout. Shadow diagrams are provided in the Architectural Plan set for each dwelling, which evidence compliance at the winter solstice. Each dwelling is supported by a compliant BASIX certificate, included in <b>Appendix G</b>.</p>
<b>18. Stormwater Management</b>	
	<p style="text-align: center;"><b>Yes</b></p> <p>Stormwater and drainage information is included for each individual dwelling in the Architectural Plan Set (included in <b>Appendix C</b>). A Stormwater Management Plan and civil design has been undertaken in relation to the proposed car park, and is included in <b>Appendices I</b> and <b>D</b> respectively. Erosion and Sediment Control measures have been included in the Civil Engineering Plans, in <b>Appendix D</b>. Each proposed dwelling is compliant with BASIX requirements, with the relevant BASIX certificates included in <b>Appendix G</b>.</p>
<b>19. Security, Site Facilities and Services</b>	
	<p style="text-align: center;"><b>Yes</b></p> <p>Given the future residential setting that the dwellings will be located within, no concerns are anticipated in relation to security, site facilities and services. Each dwelling is provided with direct pedestrian and vehicular access to Redgate Road, and has opportunities for passive surveillance to the street.</p>
<b>C.11 Vehicular Access and Car Parking</b>	
<b>Requirements</b>	<b>Complies?</b>
<b>Appendix A- Car Parking Requirements for Specific Land Uses</b>	
<p><b>Dwelling Houses-</b>  <i>Minimum of:</i></p> <ul style="list-style-type: none"> <li>• <i>1 space for each one- or two-bedroom dwelling</i></li> <li>• <i>Two (2) spaces for each dwelling containing more than two bedrooms</i></li> <li>• <i>One (1) visitor space for the first three dwellings and one (1) space for every five dwellings thereafter or part thereof</i></li> </ul>	<p style="text-align: center;"><b>Yes</b></p> <p>Giving consideration to the future use of the dwellings, each proposed dwelling house has more than two bedrooms, and therefore requires two spaces. Each dwelling house includes a double garage, which complies with this requirement. The secondary dwelling has one bedroom, and therefore requires one parking space, which is provided in the form of a single garage. All structures are compliant with the relevant parking provisions.</p>



<b>PART F- URBAN RELEASE AREAS</b>	
<b>F.2 Residential Urban Release Areas</b>	
<b>Requirements</b>	<b>Complies?</b>
	<p style="text-align: center;"><b>Yes</b></p> <p>The proposed development does not conflict with the general desired future outcomes of the URA, nor is it in conflict with the design considerations of this Chapter of the DCP. The proposed development does not impact the approved traffic and connectivity of the broader subdivision, the subdivision design, nor does it impact any previously assessed visual and scenic amenity considerations, any landscaping, streetscape and open space area requirements, any noise and vibration considerations, or any key development sites.</p>
<b>F.7 Thornton North Urban Release Area</b>	
<b>Requirements</b>	<b>Complies?</b>
<b>1. Development Requirements</b>	
<u>1.1 Staging Plan</u> <u>1.2 Transport and Movement</u> <u>1.3 Overall Landscaping Strategy</u> <u>1.4 Passive and Active Recreational Areas</u> <u>1.5 Stormwater and Water Quality Management</u> <u>1.6 Amelioration of Natural and Environmental Hazards</u> <u>1.7 Key Development Sites</u>	<p style="text-align: center;"><b>Yes</b></p> <p>Considerations within the context of these sections were undertaken as a component of the broader subdivision, under DA/2019/652:6. They are not relevant for the scale of the proposed development.</p>
<u>1.8 Residential Densities</u> <u>1.9 Neighbourhood Commercial and Retail Uses</u> <u>1.10 Provision of Public Facilities and Services</u>	<b>N/A</b>
<b>Raymond Terrace Road- Eastern Precinct Plan</b>	
<u>1.1 Staging Plan</u>	<p style="text-align: center;"><b>N/A</b></p> <p>The proposal is not for the purposes of a subdivision.</p>
<u>1.2 Transport and Movement</u>	<p style="text-align: center;"><b>Yes</b></p> <p>The proposal does not include any new roads. Pedestrian links are generally in line with the relevant Figure and are not anticipated to cause a conflict.</p>

<p><b><u>1.3 Overall Landscaping Strategy</u></b></p>	<p style="text-align: center;"><b>N/A</b> Landscaping proposed is within the context of the development of the four future lots, not the broader URA.</p>
<p><b><u>1.4 Passive and Active Recreation Areas</u></b></p>	<p style="text-align: center;"><b>N/A</b> The proposal does not impact any passive or active recreation areas as nominated in this URA Plan.</p>
<p><b><u>1.5 Stormwater and Water Quality Management</u></b></p>	<p style="text-align: center;"><b>N/A</b> The proposed development does not include a subdivision component.</p>
<p><b><u>1.6 Amelioration of Natural and Environmental Hazards</u></b></p>	<p style="text-align: center;"><b>N/A</b> It is understood that matters pertaining to bushfire, contaminated land, and acoustics were considered as a component of DA 19-652:5.</p>
<p><b><u>1.7 Key Development Sites</u></b></p>	<p style="text-align: center;"><b>N/A</b> The site is not a key development site.</p>
<p><b><u>1.8 Residential Densities</u></b></p>	<p style="text-align: center;"><b>N/A</b> The site does not impact upon established residential densities.</p>
<p><b><u>1.9 Neighbourhood Commercial and Retail Uses</u></b></p>	<p style="text-align: center;"><b>N/A</b> None proposed.</p>
<p><b><u>1.10 Provision of Public Facilities and Services</u></b></p>	<p style="text-align: center;"><b>N/A</b> None proposed, and no impacts are anticipated to public facilities and services.</p>