

Part B – Environmental Controls

Part	Proposed	Compliance Achieved
B.2 Domestic Stormwater	A Stormwater Management Plan has been prepared by AWCE and is provided as supporting documentation. The plan outlines on-site management of stormwater including a 3500L rainwater tank to each proposed dwelling, comprising 2500L of storage plus 1000L to meet BASIX requirements, a 13.9m ³ on-site sand filter, and stormwater pits and pipes. Roof water will drain to the rainwater tanks, with overflows connected to the stormwater pits, which in turn connect to the sand filter. The sand filter will then discharge via a pit to Alliance Street at the rear as overland flow.	Yes
B.6 Waste Not - Site Waste Minimisation and Management	The Site Plan identifies the location of the bin storage areas for each dwelling. A Site Waste Minimisation and Management Plan has been provided as supporting documentation with this application.	Yes

Part C – Design Guidelines

C.8 – Residential Design

Part	Objectives/Design Requirements	Proposed	Compliance Achieved
2. Site Analysis and Site Context	To ensure that residential development is of a high quality and is sensitive to the existing character of the area and the	Site analysis has been provided through the Architectural Plans and Survey Plan, while Context	Yes



	opportunities and constraints of both the site and its surrounds.	<p>Analysis information is identified within the SEE and this DCP Compliance Table.</p> <p>The Analysis identifies the suitability of the development to the site and the locality, as well as how the proposal has been designed in accordance with the site constraints and contours. The proposal is consistent with development which has taken place along Raymond Terrace Road in the past, being townhouses at the rear of existing dwellings on larger lot sites. Some have demolished the existing dwelling to construct additional new dwellings. This proposal includes the retention of the existing dwelling to promote a more positive character and response to the streetscape.</p>	
3. Development Incorporating Existing Dwellings	<p>a) To ensure that, where possible, existing buildings are retained and used for ongoing residential use.</p> <p>b) To ensure that buildings and streetscapes of conservation significance are retained and incorporated into new development where possible.</p> <p>c) To ensure that existing dwellings are provided a high standard of amenity and facilities when being incorporated into a residential redevelopment project.</p> <p>d) To encourage sustainable building practices and resource efficiency by minimising the amount of material being diverted to landfill as a result of building demolition.</p>	The proposed development incorporates the retention of the existing dwelling for ongoing residential use. This further allows the retention of the existing streetscape, with improvements recently made to the dwelling to more positively contribute to the desired character of the area. No changes are proposed to the dwelling which impact on DCP requirements.	Yes
4. Bulk Earthworks and Retaining Walls	a) To ensure that development responds sensitively to the topography of the land.	The Architectural Plans demonstrate that the development has been designed to respond to the existing topography of the site, with excavation	Yes

	<p>b) To restrict and control excessive earthworks in order to preserve, as much as practicable, the existing topography and character of the neighbourhood affected by the proposed development.</p> <p>c) To ensure that the building design is appropriate for site conditions with consideration given to the stability and privacy of the adjoining properties, solar access, amenity and bulk, height and scale at the boundary interface.</p> <p>d) To minimise the effect of disturbance on any land and ensure that dangerous/unstable excavations are avoided, or where necessary, are properly retained.</p> <p>e) To reduce the potential for the siltation of waterways and erosion of land disturbed by the development.</p> <p>f) To ensure that the site is appropriately rehabilitated as an integral part of the development.</p> <p>g) To preserve topsoil.</p> <p>h) To ensure that adequate provision is made for drainage in relation to cut and fill practices.</p>	<p>proposed to create level building pads, and cut and fill to be relatively balanced. Retaining walls are proposed as dwellings step down the site, with excavation minimised to ensure that retaining wall heights are appropriate (as identified by the differing FFL's on the site plan and elevations).</p> <p>Proposed Earthworks and Retaining on the site is consistent with that of similar developments previously completed along Raymond Terrace Road, and do not present an unacceptable level of impact to the surrounding environment.</p>	
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<p>5. Street Building Setbacks</p>	<p>The minimum setback from the principal street frontage to the building line in an urban residential zone is 4.5 metres.</p>	<p>No changes are proposed to the street building setback, as the existing dwelling is proposed to be retained in its current location.</p>	<p>Yes</p>
<p>6. Side and Rear Setbacks</p>	<p>Minimum side and rear setbacks for residential buildings in urban zones shall be in accordance with Figure 10 and described as follows:</p> <ul style="list-style-type: none"> • 0.9m for walls up to 3.0m in height (to underside of eaves); • 0.9m plus 0.3m for every metre of wall height over 3.0m and less than 7.2m. 	<p>Western Side Setback: 1.0m Southern Rear Setback: 1.005m Eastern Side Setback: 6.425m</p>	<p>Yes</p>
<p>7. Site Coverage and Unbuilt Areas</p>	<p>Site coverage shall satisfy the requirements detailed in Table 3 - Site Coverage and Unbuilt Areas. All development application plans for residential development shall provide a detailed 'percentage site coverage' calculation having regard to the requirements of Table 3.</p> <p>Development shall have site coverage appropriate for the site's capability and form of development and site coverage shall be consistent with the desired future density for the locality.</p>	<p>In relation to the new development site (Proposed Lot 2), site coverage is proposed as follows:</p> <p>Built Area: 73.3% (DCP Maximum 70%) Unbuilt Area: 26.7% (DCP Minimum 30%)</p> <p>A minor variation is proposed as part of the development, and consideration is requested based on outright compliance with the majority of DCP requirements as identified within this table. Further, the stormwater management system designed by AWCE has been designed to cater for the proposed site coverage and to ensure that</p>	<p>Merit based assessment requested.</p>



		runoff is adequately catered for. It is not considered that outright compliance with this requirement would result in a material difference to the outcome with respect to stormwater, solar access, landscaping per unit, privacy, etc.	
8. Building Height, Bulk and Scale	<p>a) To ensure that the height, scale, and length of new development is not excessive and relates well to the local context and overall site constraints.</p> <p>b) To ensure that the amenity of surrounding properties is properly considered.</p> <p>c) To minimise site disturbance and cut and fill.</p>	<p>The Architectural Plans demonstrate that each dwelling is significantly below the 8.5m height limit specified for Multi-Dwelling Housing development in the R1 Zone.</p> <p>Considering the total height of each dwelling, as well as the siting behind the existing dwelling, bulk and scale is considered acceptable, and is consistent with similar development of the same layout along Raymond Terrace Road.</p> <p>It is not considered that the development results in an unacceptable level of impact to neighbouring amenity considering the nature of surrounding development.</p>	Yes
9. External Appearance	<p>a) To encourage the creation of attractive, well-designed residential development.</p> <p>b) To allow flexibility in design and use of materials while encouraging high architectural standards.</p> <p>c) To ensure good design which provides continuity of character between existing building forms, new development and surrounding landscape by using a selection and/or combination of characteristic elements and mass.</p> <p>d) To ensure that new residential development in Heritage Conservation Areas or on identified heritage sites is</p>	<p>The Architectural Plans demonstrate that the dwellings have been designed to achieve a high standard, with finishes and materials consistent with that of typical new dwelling construction. Considering the siting of the new development behind the existing dwelling, external view of the development will be largely protected. It is not anticipated that the external appearance of the proposal results in a negative impact to the surrounding environment, and it is consistent with the existing and desired future character of the locality.</p>	Yes



	<p>designed having regard to the heritage significance of the area or item and compliments the character of these buildings, places and streetscapes.</p>		
<p>10. Open Space</p>	<p>a) To provide sufficient and accessible open space for the reasonable recreational needs of residents;</p> <p>b) To ensure that private open space meets requirements for privacy of the residents and adjoining properties, safety, access to outdoor activities and landscaping.</p> <p>c) To locate open space to take account of outlook, natural features of the site and neighbouring buildings or public open space.</p>	<p>Figure 20 specifies that the minimum area and dimensions of POS shall be:</p> <p>Dwellings 1 and 3 (North-East): 50m², 6m x 6m</p> <p>Dwellings 2 and 4 (South-East): 60m², 6m x 6m</p> <p>POS has been proposed as follows:</p> <p>Dwellings 1 and 3 (North-East): 46.77m², 6.235m x 6.67m</p> <p>Dwellings 2 and 4 (South-East): 46.77m², 6.235m x 6.67m</p> <p>A minor variation of 6.5% is proposed to Dwellings 1 and 3, while a variation of 22% is proposed to Dwellings 2 and 4. While the variation to Dwellings 2 and 4, as a pure percentage, appears significant, it should be considered that, given the layout of the Dwellings, the majority of this area has sufficient access to north-easterly light. As such, the total variation is viewed as minor in nature.</p> <p>Through the design process, the option was considered to situate the POS at the rear of each dwelling. Figure 20 specifies that in this location, the minimum area would have been 35m². Given the reduced area and dimension, this leads to a greater potential of overshadowing for longer during the day from the dwelling, the adjoining fence, as well as any potential future development</p>	<p>Merit-based assessment requested</p>



		on the neighbouring lot. In the proposed location, and through the use of slat fencing to enclose the POS, overshadowing is minimised, and further benefited by the width of the driveway to ensure that the distance to any potential neighbouring development is maximised. This location will allow residents to feel a greater sense of openness in a medium density environment, rather than the feeling of being boxed into their yard by their dwelling and solid fencing. It is requested that Council consider this variation on merit on the basis that the objectives of the DCP have been achieved, that a positive outcome is achieved for future residents, and that strict compliance with this clause would not materially alter the outcome of the development.	
11. Sites Having a Boundary to a Laneway	<p>a) To ensure that new residential development is provided with a street address that contributes to the amenity of the development and gives new development a ‘sense of place’ in the overall urban environment.</p> <p>b) To ensure that new development is consistent with and contributes to the character of the existing streetscape.</p> <p>c) To ensure that laneways are developed in a manner consistent with their design constraints and function as service roads.</p>	The site is bound at the rear by Alliance Street. No access to the completed development is proposed via this laneway, consistent with all other developments of a similar layout along Raymond Terrace Road. The rear boundary will be fenced as detailed within this table, and access to the units will be via Raymond Terrace Road.	Yes
13. Landscape Design	a) To enhance the appearance, amenity, and energy efficiency of new development for the benefit of users and the community in general.	Soft landscaping is provided to each new dwelling, and is retained for the existing dwelling as demonstrated on the site plan. The level, and location, of landscaping enhances the appearance and amenity of the development, while also maximising built form and landscape integration.	Yes



	<p>b) To encourage the use of water efficient landscape systems embracing the principals of water sensitive urban design (WSUD).</p> <p>c) To encourage the integration of building and landscape elements.</p>	The totality of landscaping is consistent with that of surrounding developments of the same form along Raymond Terrace Road.	
14. Fencing and Walls	a) To ensure that all fences and walls provide privacy, security and noise attenuation without having a detrimental impact upon the streetscape, adjacent buildings, or the use of open spaces areas within the development or on adjoining land.	The existing fence along the western boundary is proposed to be demolished and replaced with 1.8m high Colorbond fencing. The same fencing is also proposed to the eastern side and rear boundaries, as well as to the rear and east boundaries of Lot 1. Each new dwelling is proposed to be separated by 1.8m high Colourbond fencing. The POS of each new dwelling is proposed to be enclosed by 1.5m high slat fencing to minimise visual impact when looking down the driveway, and creating a more open feel for POS.	Yes
15. Driveway Access and Carparking	<p>a) To provide convenient, accessible and safe parking to meet the needs of residents and visitors which does not dominate the streetscape or cause congestion in nearby streets.</p> <p>b) To ensure that parking areas are designed to accommodate the needs of those persons with a disability.</p> <p>c) To encourage the design of access and parking as part of the overall landscape design.</p>	<p>The proposal includes the retention of the existing driveway to service the existing dwelling, and provide off-street parking, as well as the construction of a new driveway to the east of the existing dwelling to service the multi-dwelling housing development.</p> <p>Adequate on-site manoeuvring and circulating areas has been provided as demonstrated on the Turning Circle Plan within the Architectural Plans. The plan demonstrates that vehicles are able to exit the site in a forward direction.</p> <p>The driveway has a minimum width of 3.5m, with a 6.0m crossover to Raymond Terrace Road. The</p>	Yes

		<p>proposed new crossover will be constructed in accordance with Council requirements.</p> <p>Both the existing dwelling, and each new dwelling contains three bedrooms, therefore two carparking spaces have been provided to each. Parking to the existing dwelling will be on the existing driveway, with a single carport to be constructed (Exempt Development) to provide at least one sheltered carpark. Each new dwelling contains an enclosed attached garage with internal dimensions of 6m x 6m. The garage door openings measure 5.5m in length, and are setback from the eastern side boundary by 6.425m.</p> <p>Two visitor car parking spaces have been provided to the new development.</p>	
16. Views and Visual and Acoustic Privacy	<p>a) To encourage the sharing of views whilst not restricting the reasonable development potential of a site.</p> <p>b) To site and design buildings to meet projected user requirements for visual and acoustic privacy.</p> <p>c) To protect the visual and acoustic privacy of nearby buildings and private open space.</p>	<p>The proposal will not cause any privacy, acoustic, or view issues or concerns, for the subject and adjoining properties.</p> <p>Privacy is achieved between new dwellings by the proposed fencing. Acoustic privacy is achieved through construction materials typical with that of residential construction, and building separation in accordance with DCP requirements.</p>	Yes
17. Water and Energy Conservation	<p>a) To reduce total water and energy use in residential buildings in accordance with State Environmental Planning Policy – Building and Sustainability Index (SEPP BASIX) by promoting solar access and reducing heat loss and energy consumption for heating and cooling.</p>	<p>The proposal is as BASIX Affected Development. A BASIX Certificate for each of the new dwellings has been provided demonstrating compliance with the requirements, and achieving the minimum specified levels for water and energy efficiency, and thermal comfort.</p>	Yes



	<p>b) To provide dwellings with adequate solar access and ventilation to both internal habitable rooms and private outdoor open spaces.</p> <p>c) To avoid the potential for significant overshadowing of habitable rooms and private open spaces within the development itself and also with respect to adjoining development.</p> <p>d) To encourage the use of building materials that are energy efficient, non- harmful and environmentally sound.</p>	<p>Dwelling design has incorporated adequate solar access and ventilation to internal habitable rooms and external POS. Minimum levels of sunlight are achieved to the POS as demonstrated in the Shadow Diagrams.</p> <p>The proposed building materials are consistent of that used within typical new dwelling construction.</p>	
<p>18. Stormwater Management</p>	<p>a) To provide an effective stormwater management system which is sustainable and requires minimal maintenance.</p> <p>b) To prevent erosion, sedimentation and other pollution.</p> <p>c) To ensure that the rate of post-development stormwater discharge should be no greater than that of the pre-development stormwater discharge.</p> <p>d) To ensure that control flowpaths (eg: spillways, swales) are provided to cater for stormwater overflows.</p> <p>e) To cater for flows entering the site and to ensure that there are no adverse effects from flows leaving the site.</p> <p>f) To encourage the use of rainwater tanks as a means of reducing separate stormwater detention requirements and achieving more sustainable water re-use within the dwelling and for landscaping purposes.</p> <p>g) To ensure that drainage systems are designed for safety and that the systems avoid any potential for stormwater inundation of habitable floor areas.</p>	<p>A Stormwater Management Plan has been prepared by AWCE and is provided as supporting documentation. The plan outlines on-site management of stormwater including a 3500L rainwater tank to each proposed dwelling, comprising 2500L of storage plus 1000L to meet BASIX requirements, a 13.9m3 on-site sand filter, and stormwater pits and pipes. Roof water will drain to the rainwater tanks, with overflows connected to the stormwater pits, which in turn connect to the sand filter. The sand filter will then discharge via a pit to Alliance Street at the rear as overland flow.</p>	<p>Yes</p>

<p>19. Security, Site Facilities and Services</p>	<p>a) To provide adequate personal and property security for residents via “Crime Prevention Through Environmental Design” principles – legibility, casual/natural surveillance, risk assessment and reinforcing territoriality.</p> <p>b) To ensure that site facilities such as garbage bin enclosures, mail boxes, clothes drying areas, external storage facilities, exterior lighting and signage are designed to be functional, visually attractive and easy to maintain.</p> <p>c) To ensure that all developments are adequately serviced with essential services in a timely, cost effective and efficient manner.</p> <p>d) To ensure that essential amenities and communication facilities are integrated within the residential design.</p>	<p>The Architectural Plans identify Bin Storage, Mail Box, and Clothes Drying areas for each dwelling which are consistent with the DCP and numerous developments of a similar layout along Raymond Terrace Road.</p> <p>All dwellings are proposed to be connected to available services including water, sewer, electricity, gas, and telecommunications in accordance with authority / provider requirements.</p>	<p>Yes</p>
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C.10 – Subdivision

Part	Proposed	Compliance Achieved
Design Elements – Environmental Considerations		
<p>EC.1 Flora and Fauna</p>	<p>A single mature tree is proposed to be removed as part of the development. The tree is located in the middle of the lot, on the western side. The tree is isolated and does not provide connection to other vegetation. NearMaps historical aerial imagery shows that similar trees have been cleared in the past to facilitate development of the same nature.</p>	<p>Yes</p>
Design Elements – Design Considerations		
<p>DC.1 Lot Size and Dimensions</p>	<p>The proposed subdivision is consistent with a number of developments which have occurred nearby along Raymond Terrace Road. Lot sizing meets the minimum requirements as specified in clause 4.1A</p>	<p>Yes</p>



	of the LEP, while the lot dimensions, battle axe handle (4.0m), and grades (max 25%) meet the requirements specified in this section of the DCP.	
DC.2 Solar Access and Energy Efficiency	The proposed development is afforded adequate solar access as demonstrated within the Architectural Plans. The development has further been designed in accordance with BASIX, with a certificate for each dwelling submitted with the application. The layout of the development is consistent with a number of developments which have occurred nearby along Raymond Terrace Road.	Yes
DC.3 Drainage, Water Quality & Soil Erosion	<p>A Stormwater Management Plan has been prepared by AWCE and is provided as supporting documentation. The plan outlines on-site management of stormwater including a 3500L rainwater tank to each proposed dwelling, comprising 2500L of storage plus 1000L to meet BASIX requirements, a 13.9m³ on-site sand filter, and stormwater pits and pipes. Roof water will drain to the rainwater tanks, with overflows connected to the stormwater pits, which in turn connect to the sand filter. The sand filter will then discharge via a pit to Alliance Street at the rear as overland flow.</p> <p>Erosion and sediment controls will be provided during construction and have been detailed on the Site Plan.</p>	Yes
DC.4 Landscape, Streetscape & Visual Impact	The proposed development retains the existing dwelling fronting Raymond Terrace Road. The dwelling itself has had a recent external refresh through new paint which has significantly lifted the presentation of the site, and further promotes similar upgrades within the vicinity. Approval has recently been granted which includes the demolition of the existing brick fence. It is proposed that, once removed, the area will be landscaped and fenced (compliant with the provisions of Exempt Development) to further meet the existing and desired future character of the streetscape. Visual impact of the proposed Multi-Dwelling Housing development is considered to be minimal given its location behind the existing dwelling.	Yes
DC.5 Effluent Disposal	Effluent disposal will be via the existing sewer and in accordance with Hunter Water requirements. An application for sewer works has been lodged to Hunter Water and the design process is nearing completion.	Yes
DC.7 Crime Prevention – Safer By Design	The proposed subdivisions do not create or exacerbate crime risk or community fear. The development is consistent with a number of developments which have occurred nearby along Raymond Terrace Road.	Yes

DC.8 Site Filling	Excavation and filling to the site has been designed to ensure that fill has been minimised. No fill is proposed to be imported to the site. Cut and fill volumes aim to achieve as close to balance as reasonably possible.	Yes
DC.9 Reticulated Services (Water/Sewer/Electricity/Telecommunications)	The existing dwelling will remain serviced by all existing services. As per Hunter Water requirements through works to the existing sewer, a new sewer connection will be installed to ensure service to the dwelling is not impacted by the development. The Multi-Dwelling Housing development will be connected to all services through extensions and connections in accordance with the service providers requirements. Services include water, sewer, electricity, gas, and telecommunications.	Yes
Design Elements – Identity Components		
IC.3 House/Lot Numbering	New street and unit numbering is to be provided by Council. It is anticipated that the proposed Lot 2 will become 35A Raymond Terrace Road, East Maitland, while each of the Units will be numbered 1 – 4.	Yes

C.11 – Vehicular Access and Carparking

Part	Proposed	Compliance Achieved
2.1 Access To The Site	A new driveway and crossover is proposed to access Lot 2 from Raymond Terrace Road to the East of the existing dwelling. Adequate on-site manoeuvring and circulating areas has been provided as demonstrated on the Turning Circle Plan within the Architectural Plans. The plan demonstrates that vehicles are able to exit the site in a forward direction.	Yes
2.2 Sight Distances	The proposed driveway offers adequate site distances in accordance with AS 2890.1 to satisfy access to and from the site.	Yes
2.3 Entrance / Exit to the Site	The existing dwelling is proposed to be serviced by the existing driveway off Raymond Terrace Road, with no changes to the driveway or crossover proposed. A new driveway is proposed to access Lot 2 to	Yes

	the East of the existing dwelling. The crossover and driveway are to be constructed in accordance with the plans prepared by AWCE, as well as any further Council requirements for the crossover.	
2.4 Location of Parking Areas	Visitor carparking spaces are located within the site, accessed from the proposed driveway, as has been identified previously in this document.	Yes
2.6 Construction Requirements	The driveway and parking areas will be constructed in accordance with the Engineering Plans prepared by AWCE submitted with this application.	Yes
2.7 Landscaping	The proposed driveway incorporates adequate landscaped areas to achieve a more aesthetic appearance, namely around the perimeter, and also considering the location of POS to each Unit.	Yes