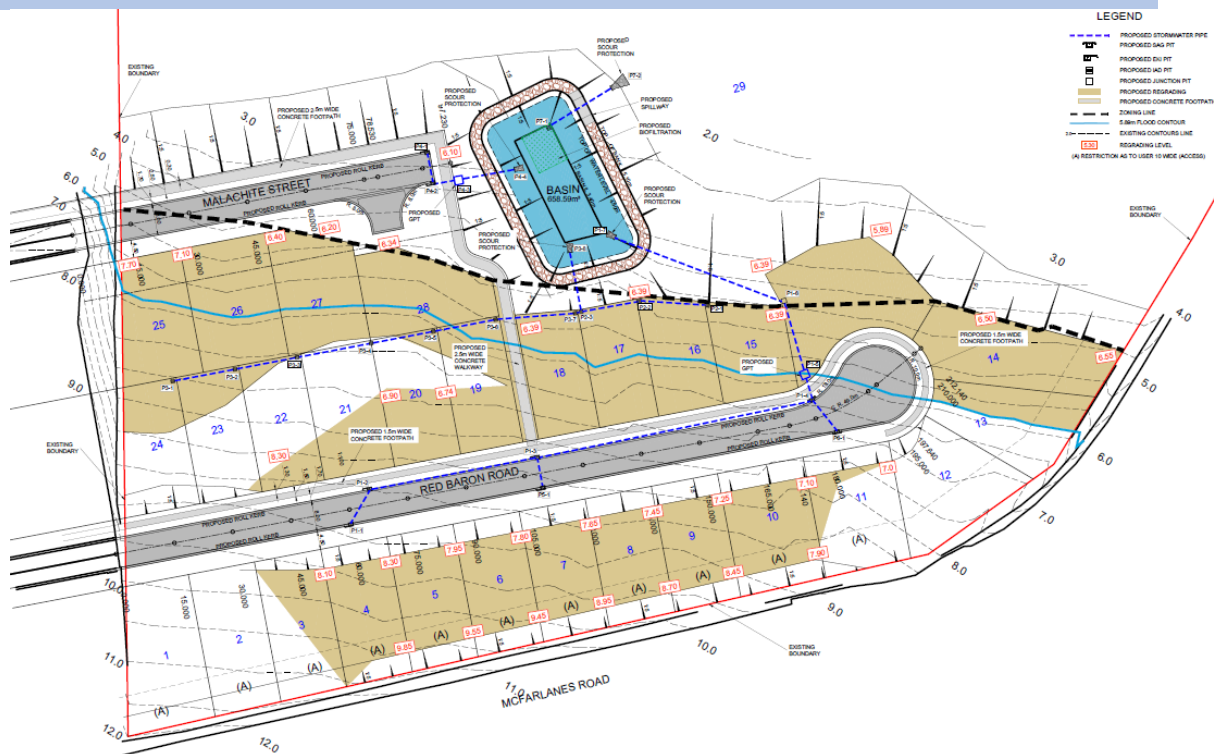


DCP COMPLIANCE TABLE

STAGED TORRENS TITLE SUBDIVISION (ONE INTO 29 LOTS), CIVIL WORKS AND DEMOLITION OF EXISTING STRUCTURES

349 MCFARLANES ROAD BERRY PARK, NSW, 2321
(LOT 44, DP 1117263)



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PP Reference		J002039		
Prepared for (client)		Drew Lumsden		
Document Versions and Control				
DCP Compliance Table, 349 McFarlanes Road, Berry Park				
Version	Date	PP ref	Author	Reviewed by
1	07/02/22	DCP – 349 McFarlanes Road Berry Park_V1	KW	ED
2				
3				
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MDCP 2011	Controls	Review/Response	Complies
Part A – Administration			
A.4 – Notification	<p>Formal notification of development applications is a requirement of the legislation. There are different requirements for different development types.</p> <p>Subdivision of residential land into more than 2 allotments.</p>	It is expected that the proposed development will require formal notification.	Yes
Part B – Environmental Guidelines			
B2 – Stormwater	<p>(a) Ensure that compliance with BASIX objectives and requirements are achieved.</p> <p>(b) Ensure that an acceptable standard of water quality is maintained within storm water lines and rainwater storage tanks.</p> <p>(c) Ensure the most suitable rainwater storage method is employed pursuant to the relevant site conditions, including health and safety aspects of the storage installation.</p> <p>(d) Ensure the method of laying storm water lines is in accordance with the relevant Australian Standard, (AS/NZS 3500.3:2003).</p> <p>(e) Ensure that storm water discharge points at kerbs and inter-allotment drainage pits are of an acceptable standard and location.</p>	<p>Stormwater management is proposed as per the Engineering Plans and Stormwater Report provided at (ATTACHMENT 12).</p> <p>The method of drainage includes the extension and construction of stormwater infrastructure within the street network, to discharge into proposed basin to the west.</p> <p>In summary, the proposed stormwater network satisfies the requirements identified in the Maitland City Council Manual of Engineering Standards for stormwater quantity and quality control.</p> <p>The stormwater drainage management strategy involves:</p> <ul style="list-style-type: none"> • Roof areas of residences will drain to rainwater tanks/harvesters within each lot for re-use. Water Tanks will overflow 	Yes

MDCP 2011	Controls	Review/Response	Complies
		<p>through a piped connection to IAD or street drainage system.</p> <ul style="list-style-type: none"> • Output of the captured stormwater from drainage pipe system to gross pollutant traps (GPT's) for primary treatment prior to the discharge into the proposed bioretention basin for further treatment. • Capture of stormwater from lot and road reserve areas by a convectional pit and pipe drainage network located in the street or in IAD easements where required. • Discharge from the catchment's outlets will be conveyed overland towards the existing waterways or piped where required, generally similar to the discharge from the undeveloped catchments. • Creation of stormwater bioretention basin, in accordance with Maitland City Council's standards Detail drainage design of the pipped system will be provided during the Construction. <p>With the implementation of these controls, stormwater can be adequately managed to achieve pre-post discharge rates.</p>	
B3 – Hunter River Floodplain	The onus is on the proponent to provide an adequate level of information to support any development on land below the FPL.	The site is identified as flood prone land. The Flood Impact Assessment (ATTACHMENT 10) that forms part of the Development Application,	Yes

MDCP 2011	Controls	Review/Response	Complies
	<p>The Council will require a Statement of Environmental Effects (or an Environmental Impact Statement if the proposal is designated development) justifying the development in its location.</p>	<p>recommends that the Flood Planning Level is set around 7.0AHD to manage the potential flood risk to hazard. The Report assesses the impact of the development on the flood behaviour and concludes that the proposal will not result in adverse impacts on surrounding property owners.</p> <p>The cut and fill plan contained in ATTACHMENT 14 identifies that the majority of the allotments will have a finished site level above 7.0AHD. Approximately five allotments (Lots 14, 15, 27-29) are identified having a finished site level between 6.3-6.5AHD. The proposed finished site levels are consistent with the recommendations of the Flood Impact Assessment. To this extent, it is considered that the development proposal can suitably manage flood impacts within acceptable tolerance limits.</p> <p>The Flood Impact Assessment identifies that at a flood emergency response plan is prepared for the site with the recommended floor evacuation route from the Site is north along McFarlanes Road to Morpeth. It is requested that this is conditioned on the approval of the development application.</p> <p>The flood impact on the site has been taken into consideration to aid the design proposal. The development is believed to be able to successfully</p>	

MDCP 2011	Controls	Review/Response	Complies
		manage risk to life and property in a flood event and is suitable for approval.	
B4 – Onsite Sewage Management System	This chapter applies to all land within the Maitland City Council Local Government Area that is not capable of being connected to a reticulated sewerage system.	A Wastewater Management Report is not required for this development. Connections to a reticulated sewage system is available within this location.	N/A
B5 – Tree Management	<p>This section prescribes the types of trees and vegetation where development approval is required under clause 5.9 of the <i>Maitland Local Environmental Plan 2011</i>.</p> <p>These provisions only apply to urban land.</p>	Vegetation is restricted to around the existing dwelling and ancillary structures. Removal of the vegetation is required however the site is isolated and does not hold any viable connection to larger contiguous tracts of remnant vegetation suitable for transient koalas. Removal of these trees will not cause any negative impacts on the site and will be suitably compensated with native species as shown on the landscaping plan provided at (ATTACHMENT 15) .	Yes
B6 – Waste Minimisation & Management	This section only applies to a specific type of development – a subdivision is not included in this list.	Standard practices for waste management will be applied during any phase of construction relating to the subdivision, identified in ATTACHMENT 16 .	Yes
B7 – Riparian Land and Waterways	This DCP chapter applies to all land within the Maitland Local Government Area (LGA) that contains riparian land and/or waterways.	The site is not located within riparian land or any waterways, however suitable erosion and sediment control measures will be installed to ensure no contamination occurs.	Yes
Part C – Design Guidelines (C10 – Subdivision)			

MDCP 2011	Controls	Review/Response	Complies
2 – Title System	There are three main forms of subdivision and related land title in NSW, and the most appropriate form should be utilised depending upon the nature of the subdivision and any components or features which may require joint ownership and/or management.	The proposed subdivision will be Torrens title. This subdivision is enabled under Clause 4.2C of the LEP and meets the minimum lot size of 450m ² .	Yes
3 – Subdivision Design Process	All applications for subdivision must be accompanied by evidence of a thorough Site Assessment, addressing the physical characteristics of the subject land and that land surrounding it which is likely to affect, or be affected by, its development.	This SoEE and attached documents/ plans has detailed the design and purpose of the proposed subdivision.	Yes
4 – Design Elements	This section of the chapter contains Council's requirements for each of the Design Elements to be considered in planning a subdivision. These requirements will be applicable to almost all subdivision applications.	<p><u>Environmental Considerations (EC):</u></p> <ul style="list-style-type: none"> • The site does not contain any bushland, significant flora and fauna habitats. The removal of some non-native trees and vegetation is proposed, however not identified to negatively impact upon native fauna habitat or foraging. Additional planting as identified on the landscape plan provided will replace this removal. • If artifacts are discovered during the construction phase, then they will be managed in accordance with the regulations. • The site is identified as bushfire prone (vegetation category buffer). As identified in 	Yes

MDCP 2011	Controls	Review/Response	Complies
		<p>the bushfire assessment report provided, the subdivision has been suitably designed, taking into consideration the requirements of PBP 2019.</p> <ul style="list-style-type: none"> • The site is flood prone land. As identified by the flood impact assessment, the subdivision has been suitably designed to provide flood free developable area for each allotment. An emergency flood evacuation plan can be condition as part of the development consent. • The land is not identified on the EP&A Register or the Section 10.7 Certificate as being land subject to contamination. However, the site has the potential for land contamination as identified in Preliminary Site Investigation. As such further investigation may be requested by Council. <p><u>Design Considerations (DC):</u></p> <ul style="list-style-type: none"> • Each lot will comply with the minimum lot size of 450m² and will be shaped appropriately for their proposed use (residential) and will allow for the provisions of necessary services and other requirements. 	

MDCP 2011	Controls	Review/Response	Complies
		<ul style="list-style-type: none"> • The layout has been designed to maximise energy efficiency. Future residential development will be required to meet the requirements of SEPP (BASIX) 2004. • Each lot will obtain direct access from the street network and will comply with Council's Standards. • Drainage will be directed as per the proposed engineering plans, consistent with the existing drainage infrastructure within the estate. • Provisions for water, sewer, electricity, telecommunications and other essential services are available to the site. • Roads and access, pedestrian and cycleways have been designed to ensure consistency with the Thornton North Precinct Plan and Council Standards. <p><u>Identity Components (IC):</u></p> <ul style="list-style-type: none"> • The proposed subdivision incorporates an extension to the existing street network being Meadowhawk Street and Red Barron Road 	

MDCP 2011	Controls	Review/Response	Complies
		<ul style="list-style-type: none"><li data-bbox="1211 268 1845 379">• New house / Lot numbering will be provided to each of the proposed Lots upon registration of the final plan of subdivision.	

Part F.7 – Urban Release Areas – Thornton North Urban Release Area

The site is identified as Stage 2 of the 'Thornton North Urban Release Area (URA) and accordingly the requirements of this section apply. The site falls within Waterford County North Precinct 5.



Figure 1: Site within URA

1.1 Staging Plan – The proposed development seeks two stages for the construction of the subdivision.

Stage 1 works to include:

1. Extension of Meadowhawk Street with part construction of connecting pedestrian footpath;
2. Construction of detention basin; and
3. Establish proposed Lots 25 through to 29 with connection essential services.

Stage 2 works to include:

1. Extension of Red Baron Road and construction of remaining pedestrian footpaths;
and

2. Establish proposed Lots 1 through to 24 with connection to essential services.

The staging of this subdivision is consistent with Figures 31 and 32 of the DCP and will allow for construction and release of residential allotments within the Waterford County North Precinct 5.

1.2 Transport and movement – The proposed subdivision has been designed to connect into the existing street network, being Meadowhawk Street and Red Barron Road. Given the alignment of the existing road network, encroachment into the RU2 zoned land is necessary to facilitate subdivision and development of the R1 zoned land. Accordingly, the proposal deviates from the zone boundary. Given the topography of the land cut and fill is required to achieve connection to the road network and ensure land is outside of the flood hazard. No Lot will achieve direct access from McFarlanes. Concrete footpaths have been provided in accordance with Council's Standards and the overall masterplan.

1.3 Overall landscaping strategy – The proposed landscape plan (**ATTACHMENT 15**) incorporates street tree planting throughout the subdivision. A landscaped buffer (10.0m wide) has also been provided adjoining McFarlanes Road which achieves a uniform outcome, consistent with existing Estate development.

1.4 Passive and active recreational areas – The development proposal includes pedestrian / cycleways consistent with Figure 30 and the associated Section 94 Contributions Plan. The proponent is seeking a WIK agreement with Council for the provision of the infrastructure.

1.5 Stormwater and water quality management controls – As detailed above, a stormwater management plan has been prepared in accordance with Council's requirements.

1.6 Amelioration of natural and environmental hazards – An acoustic assessment has been conducted and report subsequently prepared (**ATTACHMENT 17**). The report identifies that based on the monitoring results inclusive of road traffic, natural sounds and the information provided regarding the development, it is expected compliance with all noise goals can be achieved provided the design measures outlined in Section 4.1 of the Acoustic Report are implemented.

1.7 Key development sites

- Given the existing road network a perimeter road has not been provided in accordance with the development controls; however, a connecting footpath has been provided to ensure continuous pathway linking with existing and proposed networks.
- The subdivision has been designed to incorporate the landscape buffer area to McFarlanes Road which allows for filtered views and reducing the visual impact.

- The fencing nominated is consistent with the acoustic report to suitably manage noise impacts within acceptable tolerance limits.

1.8 Residential densities – There are no specific requirements applicable to the site and proposal outside of the LEP requirements relating to minimum Lot size and land zoning.

1.9 Flora and Fauna – The site is largely cleared of all vegetation with a small pocket of vegetation surrounding the existing dwelling and ancillary structures. The development proposal seeks to remove this vegetation to facilitate the development. As part of the development the 10m landscape buffer to McFarlanes Road will compensate for the loss of vegetation. The proposed development does not include any works within the C2 Environmental Conservation land. Through the implementation of appropriate erosion and sediment control measures and stormwater management the land can be suitably maintained without adverse impact.