

Appendix M

Herns Lake/Sandy Beach DCP Planning Controls

Appendix M

Hearnes Lake/Sandy Beach DCP Planning Controls

Strategy	Measure
Housing - Optimise dwelling yield on areas suitable for urban development; - Ensure densities comply with those specified on Map 5 – Target Densities.	- The Project involves the creation of 42 residential allotments; combined with Stage 1, a total of 66 allotments will be created within the SBM estate. This is under the maximum yield of 69 allotments. However, there are two large allotments (Lots 23 and 24) that would be suitable for dual occupancy development (i.e. over 800m²). - Re-subdivision of lots 23 and 24 would provide a yield close to the overall target density outlined in Map 5.
Servicing - Require developers to extend water and sewer from the nearest point identified in Council's Water and Wastewater Developer Servicing Plans (see Map 3); - Where services identified in Council's Water and Wastewater Servicing Plans are not in place at the time the developer wishes to proceed, it will be the developer's responsibility to forward fund these services; - Development should enable efficient provision of utility services to new localities, and should ensure that innovations in Water Sensitive Urban Design can be incorporated, either at the time of development or in the future.	- Water and sewerage services are to be extended from Stage 1 of the SBM estate (which are to be extended from the points shown in the plans included in Appendix K). - Not applicable – services for the Project will be extended from Stage 1. - Utility services will be provided in accordance with the plans included in Appendix K. The following Water Sensitive Urban Design Measures are proposed: * rehabilitation of riparian zone * landscaping of green space zones * rainwater tanks (5000l) * swales and vegetated overland flow paths * bio-retention basin.
Business Strategy - Provide strong links between proposed neighbourhoods and the town centres of Woolgoolga and Moonee; - Provide good accessibility through street layouts and promote walking and cycling;	- The Project provides direct vehicular access links for residents to travel to Woolgoolga and Moonee. Pedestrian/cycle links are provided to ensure connections with the nearby (future) neighbourhoods to the north, east, and south. - The street layout that is proposed provides a safe, efficient and legible layout; a simple grid road network is proposed.
Community Facilities Provide adequate transport and pedestrian linkages to community facilities and open space areas.	The main community facilities to be provided in this proposal include the playground and park. The proposed playground and park have been designed

Strategy	Measure
	to provide a range of recreational opportunities for the various age groups likely to reside within the SBM estate. Shelters and seating zones provide for passive recreation. Playgrounds, a half basketball court, open play spaces and a pedestrian circulation network provide for active recreation. The integration of the park along Double Crossing Creek provides opportunities to engage with the natural setting. The circulation system encourages walking to the park, and the proposed pedestrian bridge will (in time) link parkland either side of the Creek.
Traffic and Transport General: - It will be the responsibility of the developer to provide a collector road system that reduces the reliance on the Pacific Highway for local trips. - Provide Bus shelters as identified in the Master Plan (Map 2) to service the entire area; - It will be the responsibility of the developer to: - Extend local road access to the identified collector road system; - Ensure pedestrian and cycleway linkages are provided to the northern beaches cycleway, local schools, shops, playing field, parks and beaches; - Implement traffic calming devices at cycleway crossover points on the collector road system; - Utilise minimum road and verge widths for Hearn Lake Road to prevent impacts on significant roadside ecology. Graham Drive/Pacific Highway: - Major development ahead of the Pacific Highway upgrade within the Western Precinct is subject to: - The upgrade of the Graham Drive/Pacific Highway intersections; - The construction of two new	- Not applicable – a collector road is included in Stage 1 however. - Not applicable – a bus shelter is included in Stage 1. - Minor roads will be provided to connect with the collector road in Stage 1. - Pedestrian/cyclist links are provided throughout. - Not applicable. - Not applicable. - The intersections of Graham Drive/Pacific Highway have the capacity to accommodate the traffic generated by this proposal without compromising the performance of these intersections (see Appendix N). - Not applicable – to be provided in Stage 1.

Strategy	Measure
intersections off Graham Drive to service the development (as shown in the Master Plan); -The upgrade of the Morgans Road Intersection.	Not applicable to the Project.
Natural Environment - Protect and enhance environmental protection areas as identified on the Master Plan and Map 4 (includes bush fire buffers, creek buffers, development buffers, significant vegetation and other constrained land); - Exclude urban development from sensitive areas to protect riparian vegetation, maintain water quality, and provide habitat linkages; - Eliminate adverse impacts of development upon the aesthetic, recreational and ecological value of the flood plain; - Protect and enhance high value vegetation; - Exclude urban development from areas with a high water table where there is likely to be adverse impacts on groundwater or surface water quality; - Habitat for Wallum Froglet and other endangered fauna species, and provide sufficient buffers to development; - Provide bush fire buffers between environmental protection areas and future Exclude urban development from known development without the need to remove high value native vegetation;	- The environmental protection areas shown on Map 4 are to be rehabilitated and dedicated to Coffs Harbour City Council as part of the Project. - The Project avoids development upon environmentally sensitive areas and provides appropriate buffers to these areas taking into account bushfire hazard, flooding, habitat protection and water quality. - Visual and recreational opportunities will be improved by landscaping/rehabilitation of Double Crossing Creek, rehabilitation will also add to the ecological value of the land. - High value vegetation will be protected and enhanced through weed removal; rehabilitation and dedication of the proposed reserve (park) to Coffs Harbour City Council. - The site does not accommodate a high water table. - The Project proposal will have no impact upon endangered fauna species. - The proposed perimeter roads provide a demarcation between the environmentally sensitive areas and future urban areas and include a buffer to habitat areas. The bushfire protection buffers (Asset Protection Zones) are provided outside of areas identified as high value vegetation.

Strategy	Measure
▪ Dedicate land that cannot be developed due to the required bush fire buffers to Council and incorporate into environmental protection areas; ▪ Where practicable, enable the use of bush fire buffers for activities ancillary to tourist development; ▪ Require the dedication of environmental protection areas to Council as development occurs; ▪ Where practicable, seek to incorporate environment protection areas into the Coffs Coast Regional Park; ▪ Ensure that future development does not degrade the environmental values of the Solitary Islands Marine Park and that future development is consistent with the objectives of the Solitary Islands Marine Park Zoning Plan for Hearn's Lake.	▪ Land along Double Crossing Creek is to be dedicated to Coffs Harbour City Council; this land is zoned for environmental protection purposes. ▪ Not applicable. ▪ The proposed reserve (park) along Double Crossing Creek is to be dedicated to Coffs Harbour City Council. ▪ This will be a matter for Coffs Harbour City Council. ▪ The Water Quality Assessment provides that the Project will have a minimal impact on the water quality of Hearn's Lake. ▪ The Project will enhance biological diversity, habitat areas, ecological processes and natural and cultural features through rehabilitation of riparian areas, water quality control, removal of derelict structures and landscape treatments. It will also increase opportunities for recreational, scientific research and educational activities through the management of impacts and general rehabilitation of the site.
Open Space and Recreation Strategy ▪ Incorporate environmental protection areas into a network of public open space, as shown on Map 4. ▪ Establish a sporting field, playground and BMX track with adequate linkages to existing and future residences, open space areas and Sandy Beach Primary School (Map 4). ▪ Provide children's playgrounds within reasonable walking distance (500m) of all future housing (Map 4).	▪ The Project includes the dedication of the proposed reserve (park) along Double Crossing Creek to Coffs Harbour City Council. ▪ The Project provides a playground in accordance with Map 4 of the DCP. ▪ The playground is located in a central location that will better satisfy the 500m walking distance threshold in the DCP.

Planning Controls	Measure
Density The density of development within each precinct is to be in accordance with the target densities specified on Map 5.	Density has been addressed above.
Housing Mix - Lots must have appropriate area and dimensions to enable efficient siting and construction of a dwelling and ancillary buildings, provision of private outdoor space, convenient vehicle access to a public road and adequate parking. - Where practicable bush fire buffers can be utilised for recreational activities, community facilities and stormwater treatment.	- All allotments have sufficient dimensions for the construction of a dwelling and ancillary facilities. All allotments have access to a public road, with Lots 42 and 43 having access via a very minor road (essentially driveway). The smallest allotments have an area of 410m² and are 12.5m wide and 33m deep; these allotments allow for a building footprint of 225m² and 185m² for landscaping. A 225m² building footprint will enable both a reasonably sized single storey dwelling and a large two-storey dwelling that complied with the setback, solar access, private open space and car parking requirements specified in Part 4 of the DCP. - Recreation facilities in the form of a children's playground and picnic areas are proposed within the bushfire buffer (APZ) along the southern side of Double Crossing Creek.
Urban Design - Subdivision layouts should establish legible street and open space networks, and should generally provide for buildings fronting streets to ensure safe, attractive and efficient circulation of pedestrians, cyclists and drivers. - Development shall connect well to existing or proposed development on adjacent sites. - Development shall provide open space linkages to adjacent environmental protection and/or open space areas. - A landscape plan is required detailing treatment of the streetscape utilising local native species and shall include a three-year maintenance plan. The	- The subdivision layout provides a simple, safe and efficient grid street network for vehicle drivers, pedestrians and cyclists. All allotments front either public road or a shared driveway (Lots 42 and 43). The layout provides for easy "way finding" and high visibility to increase opportunities for surveillance. A rear laneway is provided to Lots 32-41, these allotments have been clustered into groups of 5 and separated by a 24m wide open space pathway. - Not applicable – this matter is addressed in Stage 1. Notwithstanding, the Project has been designed to integrate with Stage 1, which is apparent from the Subdivision Plan (Plan 4). In relation to the footbridge proposed to link the land north of Double Crossing Creek to the site, it is proposed that this footbridge will be built when the Project and the land to the north are both developed. - Open space linkages are provided to Double Crossing Creek and the proposed playground/picnic areas. Landscape Plans (Plan 6, 7 and 8) detail the treatment of the streetscapes, entryway and Double Crossing Creek area.

Planning Controls	Measure
landscape plan shall be submitted to Council prior to the release of the Subdivision Certificate. - Landscaping requirements shall not be reliant on Council land and is to occur on public land only at the request of Council. - Residential development utilising 'gated' street formats is strongly discouraged.	- Landscaping of the proposed reserve (park) is the only area to be landscaped in the Project; it is anticipated that Coffs Harbour City Council will require landscaping prior to its dedication. - The proposal is for a campus like, open living environment with public thoroughfares, as opposed to a "gated estate" with private streets and private recreation areas.
Timing of Development No development is to occur until adequate road access and reticulated water and sewerage services are available to the land.	The intention is to construct the road network and extend the water and sewerage services to the site as part of this Stage 1 development.
Water Quality - Development involving earthworks or vegetation removal shall be accompanied by an Erosion and Sediment Control Plan in accordance with Council's Policy. - To ensure protection of water quality, the following buffers are to be provided (as determined by Council and shown on the Master Plan): - A minimum of 50m from an RL Level of 3.5 around Hearn's Lake and Double Crossing Creek; 50m from SEPP26 Littoral Rainforests; 50m from SEPP14 Wetlands; 50m from Willis Creek, 20m from all other creeks, - As part of development proposals the buffers specified above are to be rehabilitated and revegetated using local native species, in accordance with a detailed plan approved by Council, and dedicated as environmental protection land (refer to Master Plan and Map 4);	- A sediment and erosion control plan is to be submitted prior to the commencement of works. - A buffer of 50m measured from 3.5m AHD along Double Crossing Creek is provided; this is apparent on the Site Analysis Plan (Plan 9). - The buffer areas are to be rehabilitated through weed removal and revegetation in accordance with the Part 3A Permit that has been issued for the site.

Planning Controls	Measure
- Development applications for subdivision are to be accompanied by water quality modelling to assess the impact of development in accordance with the Stormwater Strategy for each precinct (refer to attachments A); - Development is to incorporate Water Sensitive Urban Design in accordance with Council's adopted policy. - Development applications for low lying areas are to be accompanied by groundwater monitoring over 12 months and an assessment of the impacts of proposed development, particularly placement of fill, drainage and stormwater facilities with regards to groundwater quality and levels, and the impacts on the estuary.	- A Water Quality Assessment report is included in Appendix F. The Report details the water quality modelling undertaken in accordance with the DCP and the Coffs Harbour Urban Stormwater Management Plan - 2000. - It is proposed to incorporate stormwater treatment into the landscaping. The grassed swale is a feature of the central road through the development, and functions as a pollutant removal device and a measure to reduce peak runoff flows from the development. The Project includes the construction of a bioretention basin, which will be a feature of the proposed park, while functioning to further reduce pollutants and peak flows from the Project (and Stage 1). - Correspondence from Coffey Geotechnics included in Appendix E addresses this issue.
Energy Efficient Design - Lots are to be orientated to facilitate the siting of dwellings that will have adequate solar access. - A minimum of 75% of lots in any proposed subdivision for single dwelling allotments, shall be orientated so that the long axis of the lot is within the range shown in the Diagram. - Residential development shall be designed in accordance with Council's Energy Efficiency Information Sheet.	- All lots have been orientated to have the long axis 10° of north-south or east-west. The narrower allotments in the Project (Lots 32-41) are orientated so that the long axis is within 10° of the due north-south orientation; a north-south orientation is the preferred orientation for passive solar access design. 100% of the allotments have the long axis within the range shown in the DCP. - Future housing will be subject to BASIX requirements.
Floodplain Management All lots within a Flood Prone Area (as defined by Council) must have a house site with a minimum area of 400m², with a minimum width of 15m, above the 100 year flood level.	None of the residential allotments are located on flood prone land.

Planning Controls	Measure
- Any portion of the lot lower than the 100 year flood level will have a restriction on the construction of non exempt structures. - Where development involves landform modification below the 1% flood level, the proposed development shall comply with the following provisions: A flooding analysis is to be submitted with the development application and approved by Council's Flooding Engineer prior to issue of consent. No filling will be permitted within the High Flood Risk Precinct. Minor filling may be permitted within the 1% flood extent subject to an engineers report certifying the development will not result in any increased flood affectation elsewhere and results in a better planning solution. Minor filling being regarded as filling resulting in the 1% flood line having a more regular shape and/or minor movement of the line to facilitate a more practicable and/or efficient development. No adverse change to the flood behaviour will be permitted, either on properties adjoining the site or elsewhere including upstream and downstream of the site. - Local perimeter roads should be above the 1% flood level. - Internal road layouts and subdivision design shall consider flood evacuation issues for pedestrians and vehicles. - Roads across waterways are to be constructed to Council standards. - In designing subdivisions, consideration must be given to the requirement for dwelling floor levels to be 500mm above the 1% flood level.	- See above. - Not applicable. - See the Flood Assessment included in Appendix H. - Not applicable. - Not applicable. - No adverse changes will result; however some increase in flood levels off-site may occur where future climate change is considered – and filling (or a levee) is required (see Flood Assessment included in Appendix H). - Complies; all roads are above the 1% flood level (see above). - The road layout provides suitable access for the safe evacuation of people in an emergency. - Not applicable. - The layout provides for all allotments to be above the 1% flood level (see above).

Planning Controls	Measure
Potentially Contaminated Land The following requirements apply to any land with a history of Banana Cultivation and/or Potentially Contaminated Land identified. - A detailed site assessment report with regard to potential soil and groundwater contamination shall be submitted with development applications for the above land. - Where Site Assessment Reports, Remedial Action Plan's, or Validation Reports are required as part of development applications, these are to be prepared in accordance with relevant guidelines prepared by the NSW Environment Protection Authority (EPA) including the following: <i>Guidelines for Assessing Banana Plantation Sites</i> (EPA 1997) and; <i>Guidelines for Consultants Reporting on Contaminated Sites</i>. - The National Environmental Protection Council's <i>National Environment Protection (Assessment of Site Contamination) Measure (1999)</i> shall also be considered as part of assessment reports. - Where the detailed site assessment indicates that a Remedial Action Plan (RAP) is required, this Plan shall accompany Development Applications. - These reports are to be prepared by suitably qualified and experienced professionals. - Where the aggregate area to be remediated is more than 3 hectares, the development becomes designated development and requires the preparation of an Environmental Impact Statement. - No remediation is to occur without Council approval; compliance with the	- A detailed assessment of the soils has been conducted by Coffey's Pty Ltd (see Appendix E). - A Remediation Action Plan has been prepared for the site, and accompanied a development application to Coffs Harbour City Council (which was subsequently granted development consent) to carry out remediation works across the site. The RAP and subsequent validation reports have been prepared in accordance with relevant guides, standards etc. See above. See above. Not applicable; only part of the site is contaminated. See above.

Planning Controls	Measure
abovementioned guidelines; and compliance with SEPP 55 – Remediation of Land.	
Cultural Heritage Western and Eastern Precincts ▪ An Archaeological Assessment must be undertaken as part of the development application process. ▪ Archaeological Assessments must: - be undertaken by person(s) deemed to be suitably qualified by Council and the local Aboriginal Land Council. Note: consultants must have an appropriate knowledge/attachment to the Hearn's Lake/Sandy Beach area. <i>Comply with the National Parks and Wildlife Act 1974 and Environmental Planning and Assessment Act 1979.</i> - Consider specific 'links', which are important to the Gumbaingirr Aboriginal community. ▪ Consultation is to be undertaken with the Local Aboriginal Land Council, Yarrawarra Aboriginal Corporation & Elders of relevant Aboriginal Communities throughout the preparation of the assessment. ▪ Cultural Heritage Studies are to be forwarded to the LALC and YAC for comments prior to their finalisation. ▪ A copy of the finalised Cultural Heritage Study is to be given to the LALC and YAC. The requirements of the <i>National Parks and Wildlife Act 1974</i> must be followed if cultural/sites places are identified on the site and a Section 90 Heritage Impact Permit obtained from the Department of Environment and Conservation ahead of any site disturbance or destruction.	▪ Appendix I includes an assessment of the sites cultural heritage significance. ▪ Consultation has been undertaken as part of the assessment mentioned above. ▪ The assessment mentioned above has been referred to both of these parties. ▪ See above.
Natural and Habitat Areas ▪ Environmental protection areas are to be protected through the provision of buffers (see Water Quality) and by	▪ The Project protects the water quality buffers outlined in the DCP and land identified for residential purposes is not flood liable.

Planning Controls	Measure
excluding development from flood liable land. - Land within 100m of any Osprey nest shall be added to environmental protection land and dedicated to Council as development occurs. - Development applications shall require assessment of natural and habitat areas. - Development or works on land with Known Habitat for Wallum Froglet and other endangered fauna species will require assessment under the Threatened Species Conservation Act 1995. Habitat areas shall be dedicated to Council for environmental protection as development occurs. - Development shall have regard to Council's Koala Habitat Information Sheet. - Where practicable, perimeter roads shall be provided adjacent to all environmental protection areas to provide a separation distance between residential development and natural areas. Perimeter roads may be incorporated into bush fire buffers. - For all environmental protection land required to be dedicated to Council the following applies: - A detailed Vegetation Management Plan (VMP) for the rehabilitation/revegetation of environmental protection land is to be submitted and approved by Council; - The VMP is to incorporate bush fire buffers and provide management measures for the required buffers; The VMP is to incorporate the treatment of the highway buffer, using local native species, with an aim to providing a scenic buffer for the travelling public;	- The Project is located more than 100m from the identified Osprey Nest. - An assessment of the natural and habitat areas of the site is included in Appendix G. - The subject land does not support any known Wallum Froglet habitat and the proposal will have no impact upon other endangered fauna species. - The land contains a small area of Secondary Koala Habitat which is to be protected and rehabilitated by weed removal and supplementary planting; the proposal exceeds the requirements of the Koala Plan of Management with respect to Secondary Koala Habitat. - The subdivision layout provides for a perimeter road to the proposed park in the north of the site. - A Vegetation Management Plan has been adopted as part of the Part 3A Permit issued for the site. This plan provided details of existing site vegetation, vegetation retention and rehabilitation strategies and measures for the installation and management of the APZ areas adjacent to Double Crossing Creek. Management strategies for APZ will focus on providing grassed areas with single trees or groups of trees with appropriate spacings between drip lines. There will be a focus on achieving a simple layout that allows for easy ongoing maintenance and mowing of the APZ. The tree species selection will prefer native species that have a tendency to fire retardation.

Planning Controls	Measure
Initial works identified within the VMP are to be completed prior to release of Subdivision Certificate; Works may be staged but must be commensurate with staging of subdivision; and Follow up maintenance works identified within the VMP are to be costed and contribution paid to Council at the time of dedication. - Protected areas are to be fenced off prior to commencement of works to prevent degradation of natural vegetation during construction works. - All proposals for subdivision must be accompanied by a Bush Fire Assessment in accordance with Council's Bush Fire Information Sheet. - Bush fire buffers are to be maintained at all times with minimal fuel loads.	- The management of vegetation will be in accordance with the Part 3A Permit. - The areas adjacent to Double Crossing Creek to be rehabilitated will be fenced. - A Bushfire Hazard Assessment Report is included in Appendix J. The Bushfire Hazard Assessment Report includes details regarding ongoing management of bushfire buffers.
Noise - Applications for subdivision within 300m of the Pacific Highway and/or land adjoining industrial areas will be required to be accompanied by an acoustic report, identifying measures (mounding, acoustic barriers, building design, building materials, etc) to ensure future residents are not subject to unacceptable noise levels. - Assessment is to be undertaken by an appropriately qualified person, having regard to the following guidelines: <i>NSW Industrial Noise Policy</i> (EPA 2000) and the <i>NSW Environmental Criteria for Road Traffic Noise</i> (EPA 1999).	- A Traffic Noise Assessment has been completed for the Project (Appendix L). - The Assessment has been conducted by Atkins Acoustics and addresses the relevant criteria
Road Design and Access Control Development shall be designed in accordance with the Traffic and Transport Strategy.	- The Project has been designed in accordance with the Traffic and Transport Strategy by the provision of: - Perimeter road

Planning Controls	Measure																									
- Development shall be designed to incorporate the collector roads shown in the Master Plan (Map 2). - Land required for a local road shall be dedicated to Council. - Road design and construction works are to conform to Council’s Development Design Specification. - Road and footpath treatments are to be designed throughout the subdivision to create an attractive streetscape. - Local native street trees are to be planted and protected with tree guards and maintained for a period of three years. Development is to provide for: - The safe and efficient movement of buses through the subdivision. - Roads are to be constructed in accordance with the standards in the following table:	- cycleway / pedestrian accessways - provision for a footbridge over Double Crossing Creek - local access roads. - Not applicable. - All roads will be dedicated to Coffs Harbour City Council as public road. - The details of road design and construction works are included in Appendix K and conform to Coffs Harbour City Council’s Development Design Specifications. - The Civil Engineering plans in Appendix K provide details of the road and footpath treatments. - The Landscape Plans (Figures 6, 7 and 8) detail species for street trees and planting methods. It is not intended that the roads within the Project will accommodate buses; buses are instead expected to travel along the collector road in Stage 1. Proposed roads have the following standards: <table><tr><th>Road Type</th><th>Road Reserve Width</th><th>Carriageway Width</th><th>Verge</th><th>Design Speed</th></tr><tr><td>Collector Road</td><td>18m</td><td>9m</td><td>4.5m</td><td>50</td></tr><tr><td>Local / Minor Road</td><td>18m</td><td>7m</td><td>5.5m</td><td>40</td></tr><tr><td>Accessway</td><td>7m</td><td>5.5m</td><td>1m</td><td>25</td></tr><tr><td>Central Minor Road</td><td>24m</td><td>2x5m</td><td>4.5m</td><td>40</td></tr></table>	Road Type	Road Reserve Width	Carriageway Width	Verge	Design Speed	Collector Road	18m	9m	4.5m	50	Local / Minor Road	18m	7m	5.5m	40	Accessway	7m	5.5m	1m	25	Central Minor Road	24m	2x5m	4.5m	40
Road Type	Road Reserve Width	Carriageway Width	Verge	Design Speed																						
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Road Design for Bus Access - Staged development which takes into account bus access. - Appropriate road widths on roads likely to form part of a bus route. - Bus turning area (Map 7) and bus shelters (Map 4)	- Not applicable. - Not applicable. - Not applicable.																									

Planning Controls	Measure
- Linking bus routes and bus stops to the pedestrian network. - The preservation of significant roadside vegetation, particularly along Hearn's Lake Road.	- Not applicable. - Not applicable.
Pedestrian and Cycleway Paths	
- The developer is to provide cycleways where they pass through the development in accordance with Map 4. - The developer is to provide footpaths in accordance with Council's requirements.	- Not applicable (the cycleway in question is identified for land adjoining to the east. - Footpaths are to be provided along all roads in accordance with Coffs Harbour City Council requirements.
General Development Controls	Measure
Subdivision	
- provide measures to protect and enhance the natural and built environment by ensuring that subdivision patterns relate to site conditions; - ensure that subdivisions do not detract from the desired future neighbourhood character of the locality; and - promote the orderly development of land by ensuring that the appropriate form of subdivision is used (i.e. Torrens, community, strata title) while ensuring that it is adequately serviced.	- The Project makes a positive contribution to the natural environment through the rehabilitation of the site, particularly the area adjacent Double Crossing Creek. - The Project will make a positive contribution to the desired future character of the locality by creating a neighbourhood with a legible layout and sense of place. - The Project will result in the orderly development of the land, forming Stage 2 of the wider SBM estate. Torrens title allotments are proposed.
Site Analysis	
- A site analysis plan is required to identify opportunities and constraints relating to the subdivision pattern and potential end use of the land. - A site analysis plan should be prepared having regard to the following, where relevant: - waterways (creeks, rivers, streams); significant vegetation/habitat/ fauna corridors; - flood liable land; - steep land/land slip;	- A Site Analysis Plan (Plan 8) is included in the EA, describing the constraints and opportunities for the development of the site. - See above.

Planning Controls	Measure
fire hazard; access points (vehicles, pedestrians, cyclists); soil conditions (acid sulfate, contaminated); surrounding land uses; service connections; easements; archaeological sites; topography (contours to Australian Height Datum at 1m intervals); aspect; drainage systems; existing buildings, driveways, septic tanks and disposal areas; and street and lot layout of locality.	
Density Environmental Protection 7A - The minimum lot size is 40 hectares. - All lots are to have a minimum 4m frontage to public road except: where two 'battle axe handle' shaped lots in a (Torrens title) subdivision will share a single driveway, then the combined widths of the 'handles' of the lots are to be at least 4m wide, and each lot is to have room at its frontage for a water meter and letter box, in addition to accommodating a driveway;	- The Project will involve the creation of an allotment (Lot 31) within the Environment Protection 7A Habitat and Catchment zone which is less than 40ha. The area containing Lot 31 is however of little environmental value, and aids in achieving a legible, grid pattern road network. As well, a building envelope is located outside that part of the allotment zoned Environment Protection 7A Habitat and Catchment. The proposed public reserve (park) will be less than 40 hectares in area; this allotment is to be dedicated to Coffs Harbour City Council. - All lots have a minimum frontage of 4m to public road.

Planning Controls	Measure
lots which have frontage to a cul-de-sac head; these lots are to have a minimum frontage of 10m. - A subdivision which will involve a lot having vehicular access to a lane will only be permitted after the lot has been substantially developed (i.e. vacant lots off laneways are not to be created), and the lot adjoining the lane is to have 2m wide frontage fenced and paved to the primary road, to provide for pedestrian access, mailbox, services (water, sewer, electricity, communication). - Where a subdivision will create more than two lots or two dwellings using a common driveway, then the form of subdivision is to be either strata or community title. In this situation, the common driveway is to be constructed in concrete a minimum of 4.5m wide at the street, continuing at this width to a depth of 6m, and thereafter of minimum width 2m, prior to the issue of the Subdivision Certificate. Adequate room at the frontage to accommodate water meters and letterboxes is also required.	- Lots 32-41 will have vehicular access to a laneway, all of these lots however, have alternative access to another road for mailbox services etc. - Not applicable.
Services Urban Areas Subdivisions in urban areas are generally required to provide infrastructure to all lots including: - road; - footpath; - kerb and gutter; - drainage; - reticulated sewer and water; - telecommunications; - street lighting; and electricity - Stormwater drainage shall be designed and provided in accordance with the Precinct Specific Stormwater Strategy (refer to Attachment A). - Drainage from sites should reflect the pre-existing or natural situation in terms of location, quantity, quality and velocity. - Utility services must be extended to all	- All allotments will be serviced with roads, footpaths, drainage, reticulated water and sewer, telecommunications, street lighting and electricity. Kerb and guttering will be provided where on-site water quality measures are not compromised. - The water cycle management system proposed includes the provision of 5000 litre on-lot rainwater tanks, buffer strips, grassed swales, and a bioretention basin. - The above measures combine to meet the required stormwater quality objectives, as well as attenuating peak developed stormwater flows. - Telecommunication and electricity services are to be

Planning Controls				Measure
lots within a subdivision in accordance with the following table (except for common property in community title and strata subdivisions):				provided underground. Water and sewer lines will be connected to Coffs Harbour City Council’s reticulated system.
Utility Service	Urban Area	Rural Residential Area	Rural area	
Council’s water main	Yes	No	No	
Council’s sewer main	Yes	No	No	
Telephone	Yes*	Yes*	No	
Electricity	Yes*	Yes*	Yes**	
<i>* = In greenfield subdivisions these services must be underground.</i> <i>** =Unless the applicant can demonstrate that alternative methods of providing electricity exists or that the provision of this service is cost prohibitive.</i> A Street Tree Masterplan will be required for subdivisions on greenfield sites*. The Masterplan aims to guide street tree planting, providing for a more colourful City which complements its natural setting. <i>* = Where public road is proposed, and may be required for community title subdivisions.</i> Planting proposed by the Masterplan is to be determined having regard to: * site and dwelling boundaries; * location and canopy of existing trees, * noting any trees that overhang the sit; * adjacent streets and trees; * any connection to open space networks or *proposed public reserves; * paving materials and drainage treatment; * details of any existing fencing and walls; and * location of underground services.				▪ Street trees will be provided in accordance with the Landscape Plans (Plans 6, 7 and 8).