

APPENDIX J- STATEMENT OF COMPLIANCE WITH DRAFT HUNTLEE DEVELOPMENT CONTROL PLAN 2012.

2.0 Vision and Character	
2.3 Vision and development objectives	
Objectives (1) To facilitate urban development that meets environmental sustainability objectives. (2) To promote housing diversity by providing a range of housing types. (3) To create walkable neighbourhoods, with good access to public transport. (4) To maximise opportunities for local employment and business. (5) To create vibrant, successful town and neighbourhood centres. (6) To provide social infrastructure that is flexible and adaptable. (7) To maximise opportunities for future residents to access and to enjoy the outdoors. (8) To protect and enhance riparian corridors, significant trees and vegetation.	Consistent Consistent Consistent Consistent Consistent Consistent Consistent Consistent
2.4 Indicative Layout Plan	
Objectives: (1) To ensure development of the precinct is undertaken in a co-ordinated manner generally consistent with the Indicative Layout Plan. Guidelines (1) All Development Applications for subdivision and infrastructure are to be generally in accordance with the Indicative Layout Plan in Figure 10. (2) When assessing development applications, Council will consider the extent to which the proposed development is consistent with the Indicative Layout Plan. (3) Any proposed variations to the general arrangement of the Indicative Layout Plan must be demonstrated by the applicant, to Council's satisfaction, to be consistent with the Design Principles in Section 2.5.	Stage 1 development is consistent with the Urban Development Framework. Stage 1 development is consistent with the indicative layout plan. Stage 1 development is consistent with the indicative layout plan. Stage 1 development is consistent with the indicative layout plan.
2.5 Design Principles	
2.5.1 Urban Design Principles	

Principles (1) Adopting a Main street approach to the Town Centre to create an active centre. (2) Creating a well-connected street pattern that responds to the site's topography. (3) Streets that generally terminate on an open space. (4) Creating streets in residential villages with generous green verges with street trees and footpaths on both sides of the street where required. (5) A series of linked open space areas that preserve ridges, hilltops and significant areas of vegetation and heritage. (6) Open spaces generally surrounded by public streets. (7) Neighbourhoods where residents can easily walk or cycle to the neighbourhood core, local shops, open space and schools. (8) Provide a mixture of housing options to create diversity in the built form and accommodation choice. (9) Rehabilitation of former mine working areas and infrastructure. (10) Low density residential area adjacent to the existing township of North Rothbury and the rural-residential development known as Hanwood Estates. (11) Service industry and/or bulky goods retailing uses adjacent to the Hunter Expressway and railway line.	A Main Street is proposed in the Town Centre. Consistent Consistent where achievable. Consistent Consistent Consistent Consistent. Stage 1 will facilitate the development of the Village 1 Centre. Consistent. The proposed subdivision of Stage 1 will facilitate a mixture of housing options. N/A. Subject to later stages of Huntlee. Consistent. Proposed Subdivision provides larger lots in thios area. Consistent
2.6 Development targets	
2.6.1 Residential	

Objectives (1) To provide a range of residential development densities and housing types for a wide variety of demographic and socio-economic groups. (2) To provide appropriate densities in proximity to the Town Centre and Village Centres to promote walking and cycling. (3) To ensure the residential targets identified in the NSW Government's Lower Hunter Regional Strategy are met. Controls (1) The number of dwellings in each precinct should be generally consistent with the dwelling targets shown in Table 2. (2) Where variation to the precinct dwelling targets is proposed, an applicant is to demonstrate that the overall dwelling target of 7,300 dwellings can still be achieved. (3) A mix of housing types and forms are to be provided.	Consistent. The proposed subdivision of Stage 1 will facilitate a mixture of densities and housing types. Consistent Consistent Consistent. N/A Consistent. The proposed subdivision of Stage 1 will facilitate a mix of housing types and forms.
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2.6.2 Town Centre

Objectives (1) To provide a range of retail, business, bulky goods retailing, service commercial and support uses to service the needs of people living, working and visiting the town centre, as well as the broader area. (2) To provide new jobs in a concentration of retail, community, entertainment, health and professional services for the local and broader population. (3) To ensure a high level of self sufficiency in employment within the region, with opportunities for maximising home based and localised employment. Controls (1) Provide employment uses such as business premises, service and light industry, offices, retail and bulky goods retailing. (2) Provide services including supermarkets, discount department store, shops, child care centres, schools, community facilities, banks, library, professional services, and medical centres.	Consistent. Superlot subdivision of town centre will facilitate future planning to deliver these land uses. Consistent. Superlot subdivision of town centre will facilitate future planning to deliver these land uses. Consistent. Superlot subdivision of Town centre will facilitate the planning and future development in line with population needs to achieve self sufficiency Consistent Consistent. Superlot subdivision will facilitate planning for these uses such that they will be delivered in line with population growth.
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2.6.3 Community Facilities

Objectives (1) To provide a range of community facilities in locations accessible to residential areas and public transport. (2) To provide a range of community facilities appropriate to the needs and demographics of the local population. Controls (1) Provide land for the following community facilities within the Town Centre and village centres: ▪ Community health centre ▪ Youth centre (1 site) ▪ Regional library facility ▪ Emergency services for police, fire and ambulance ▪ Government Primary schools (4 sites) ▪ Government High School (1 site) ▪ Tertiary education (2 sites)	Consistent. Stage 1 facilitates the development of a neighbourhood centre for Village 1. Consistent. Stage 1 facilitates the development of such facilities. Consistent. A Primary School site is provided in the Village One Centre. Other Community Facilities will be provided in subsequent stages of development in line with population demand, principally in the Town Centre.
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2.6.4 Open Space

Objectives (1) To provide a variety of open spaces to cater for a range of recreational, social and cultural activities. (2) To develop designs for open spaces in recognition of their different functions and characteristics and the environmental and natural qualities of the area. Controls (1) Provide open space as follows, generally located in accordance with the Indicative Open Space Plan at Figure 11. Open space will be provided in the following forms: ▪ Urban squares within the Town Centre; ▪ Neighbourhood and village parks; ▪ Active recreation and playing fields	Consistent. See Landscape Concept Plan (Appendix L). Consistent. See Landscape Concept Plan (Appendix L). Consistent. The Stage 1 development is consistent with the indicative layout plan.
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3.0 Subdivision Design

3.1 Street Network and Road Design

Objectives (1) To provide a hierarchy of interconnected streets that gives safe, convenient and clear access. (2) To ensure that the hierarchy of streets is clearly discernible through variations in carriageway width, on-street parking, street tree planting, and pedestrian amenities. (3) To provide a legible and permeable movement network for pedestrians and cyclists along streets and paths to points of attraction within and adjoining any development. (4) To ensure sufficient carriageway and verge widths are provided to allow streets to perform their designated functions within the street network and to accommodate public utilities and drainage systems. (5) To encourage the use of streets by pedestrians and cyclists, and to allow cars, buses and other users to proceed safely without unacceptable inconvenience or delay. (6) To promote passive surveillance of publicly accessible areas thereby increasing safety.	Consistent Consistent Consistent Consistent Consistent Consistent
Controls (1) The street network is to be provided generally in accordance with Figure 12. (2) Road and intersection upgrades are to be generally in accordance with Figure 13. (3) Streets are to be provided in accordance with the cross-sections at Figure 14 to Figure 25. (4) Alternative street designs for local streets and accessways may be permitted on a case by case basis to accommodate local features if they preserve the functional objectives and requirements of the design standards. (5) Where any variation to the residential street network is proposed, the alternative street network is to be designed to achieve the following principles: ▪ a permeable network that is based on a modified grid system, ▪ encourage walking and cycling and reduce travel distances, ▪ maximise connectivity between residential areas and community facilities, open space and centres, ▪ take account of topography and accommodate significant vegetation, ▪ optimise solar access opportunities for dwellings, provide frontage to and maximise surveillance of open space and riparian corridors, ▪ provide views and vistas to landscape features and visual connections to nodal points and centres, and ▪ maximise the use of water sensitive urban design measures	Consistent Consistent Consistent N/A N/A

(6) Except where otherwise provided for in this DCP, all streets and intersections are to be designed and constructed in accordance with Austroads Guide to Traffic Management and Australian Standards AS 1742, 1743 and 2890.	Consistent
(7) For road works within areas identified as a salinity hazard, the following must occur as a minimum: - roads should be perpendicular to the contours as much as possible, - minimum disturbance of subsoil, - engineering designs incorporating considerations of salinity impacts are required, and - subsoil drainage is to be installed along both sides of all roads.	Consistent
(8) Street trees are required for all streets. Street tree planting is to: - be consistently used to distinguish between public and private spaces and between different classes of street within the street hierarchy, - minimise risk to utilities and services, - be durable and suited to the street environment and, wherever appropriate, - include endemic species, - maintain adequate lines of sight for vehicles and pedestrians, especially around driveways and street corners, - provide appropriate shade, and - provide an attractive and interesting landscape character and clearly define public and private areas, without blocking the potential for street surveillance.	Consistent
(9) Signage, street furniture and lighting is to be: - designed to reinforce the distinct identity of the development; - coordinated in design and style; - located so as to minimise visual clutter and obstruction of the public domain; and - of a colour and construction agreed by the relevant council.	Will be consistent.
(10) Locating entry signage and the like within a public road reserve is subject to the relevant council's agreement.	Noted
(11) The location and design of signage and street furniture is to be indicated on the Landscape Plan and on engineering construction drawings.	Consistent
All lighting proposed is to be identified with the engineering plans accompanying an application for a construction certificate. The level of street lighting is to be designed to meet the current Australian Standards AS/NZS 1158 series.	Will be consistent
3.2 Pedestrian and Cycle Networks	

Objectives (1) To provide a convenient, efficient and safe network of pedestrian and cycleway paths for the use of the community, within and beyond the site. (2) To encourage residents to walk or cycle, in preference to using motor vehicles, as a way of gaining access to the schools, shops, and local community and recreation facilities. (3) To avoid duplication by allowing pedestrian pathways and cycleways to be located within parks and corridors wherever practical.	Consistent Consistent through the provision of cycleway paths and pedestrian linkages. Consistent
Controls (1) Footpaths and cycle paths are to be provided in accordance with street sections provided in Section 3.1. Verge areas may be more generous in order to accommodate local features such as existing trees or provide visual interest (2) Pedestrian paths, cycle routes and facilities in public spaces are to be safe, well lit, clearly defined, functional and accessible to all. (3) Pedestrian paths, cycle paths and pedestrian refuge islands are to be designed to be fully accessible by all in terms of access points and gradients, generally in accordance with Australian Standard 1428:1-4. (4) Pedestrian and cycle pathways are to be constructed as part of the infrastructure works for each residential stage with detailed designs to be submitted with the construction certificate application. Concept approval will be required at DA stage. (5) Pedestrian and cycle routes shall be in accordance with Figure 26. (6) Minimum footpath width is to be 1.5 m and a shared cycle/pedestrian path is to be 2.5 m.	Consistent Consistent Consistent Consistent Consistent Consistent

3.3 Public Transport Network

Objectives

- (1) To encourage the use of public transport within Huntlee.
- (2) To ensure clear, safe pedestrian links to public transport stops.

Consistent

Consistent. The majority of residential development is located within 400 metres of a bus stop.

Controls

- (1) Bus routes and bus stops are to be provided generally in accordance with Figure 27.
- (2) Residential lots should be located generally within a safe walking distance of 400m from an existing or proposed bus stop.
- (3) A minimum carriageway width of 3.5m is to be provided along all bus routes. Roundabouts on bus routes are to be designed to accommodate bus manoeuvrability.
- (4) Bus stops are to be provided on-street and generally not within indented bays. Bus shelters are to be provided at key stops and installed at the subdivision construction stage.

Consistent

Consistent. The majority of residential development is located within 400 metres of a bus stop.

Consistent

Consistent

3.4 Public Domain Works

Objectives

- (1) To meet the public open space and recreational needs of residents.
- (2) To provide an equitable distribution of public open space and recreation opportunities.
- (3) To ensure a high quality of design and embellishment of all public open space.
- (4) To ensure environmentally and visually sensitive land contributes to the landscape character of the precinct.
- (5) To ensure that all the public domain elements like street trees, paving, street furniture, lighting and signage contribute to a consistent street character.
- (6) To ensure that adequate provision is made for utilities.
- (7) To ensure that all utilities are integrated into the development and are unobtrusive.
- (8) To ensure that all parks are managed to the extent required to provide acceptable asset protection to adjoining dwellings.

Consistent

Consistent

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Consistent

3.4.1 Public Parks and Landscape

Controls

(1) Parks, open space areas and riparian corridors are to be provided generally in accordance with Figure 11.	Consistent
(2) Public parks are to: ▪ be located as focal points within residential neighbourhoods , ▪ be co-located with community and education facilities, ▪ be generally bordered by streets on all sides with houses oriented towards them for surveillance, ▪ be highly accessible and linked by pedestrian and / or cycle routes, ▪ be linked to and integrated with riparian corridors where possible, ▪ be located and designed to accommodate remnant vegetation, where possible, ▪ where applicable incorporate interpretative signage detailing local history and environmental education themes, and ▪ provide a range of play spaces and opportunities and cater for a range of ages.	Consistent
(3) Street furniture is to be incorporated into the design of public and community parks and should include seating, shade structures, drinking fountains, lighting, and information signs.	Consistent. The location and design of street furniture will be provided as part of future public domain landscaping and embellishment works applications.
(4) Riparian corridors and conservation areas are to provide opportunities for pedestrian paths and cycleways, fitness trails and additional open space in a manner that maintains the environmental significance of these areas. Themed elements such as boardwalks, eco-pathways, and educational tracks should be utilised in appropriate locations.	Consistent
(5) The selection of landscape species for public open space areas should incorporate locally endemic species with low water needs.	Consistent
(6) A Landscape Plan is required to accompany any Development Application for subdivision creating a public park and is to provide details on elements such as: ▪ asset protection zones ▪ earthworks ▪ furniture ▪ plant species and sizes (with consideration for bush fire risks) ▪ play equipment ▪ utilities and services ▪ public art ▪ hard and soft landscaping treatments ▪ signage ▪ any entry statements ▪ waste facilities ▪ any other embellishment.	Consistent. The location and design of street furniture will be provided as part of future public domain landscaping and embellishment works applications.

3.4.2 Street Tree Planting

Controls (1) Street trees are required for all streets. Street tree species must be generally in accordance with the list of preferred planting species in Table 3. The tree canopy should comprise predominantly native species. (2) Street tree planting is to be provided to all streets with an average spacing of 15 metres, with a minimum of one tree per lot frontage. Corner lots will have a minimum of two street trees. The location of street trees must complement proposed driveway locations and not compromise sight lines. (3) Landscape works in roundabout islands may include low-maintenance groundcover planting and native grasses with a mature height of up to 0.5 metres, as well as mature clear-stemmed tree planting, where sight lines are not compromised. (4) Access streets located adjacent to arterial roads are to include landscape treatment of the verge adjoining the arterial road. Road verges provide opportunities for unifying the appearance and landscape character of the area and should be provided as a continuous design feature along the length of the arterial road.	Consistent Consistent Consistent Consistent
3.4.3 Utilities and Services	
Controls (1) Gas and water services may be located in a shared trench on one side of the street or rear lane and electricity power and telephone located in a shared trench on the other side of the street or rear lane. Trenches should be designed and located to allow for adequate street tree planting. (2) All development shall incorporate underground electricity reticulation and telecommunications. (3) Any existing aboveground electricity reticulation services shall be relocated underground with the exception of main transmission lines. (4) Where agreement to develop shared trench practices cannot be met, or location of services are unable to be limited to one side of the road, the alignment of services shall be to a standard acceptable to the relevant council and allow for the inclusion of street trees (5) Utilities and services are to be supplied and constructed in accordance with the requirements of the relevant authority. (6) Pipes and conduits through bushland areas and areas with significant vegetation cover are to be avoided, where possible. (7) Development is to have a water supply for fire-fighting purposes in accordance with the NSW Rural Fire Service's Planning for Bushfire Protection 2006 (as amended).	Consistent Consistent N/A N/A Consistent Consistent Consistent
3.5 Residential Neighbourhoods	
3.5.1 Residential Character	

Objectives (1) To establish a clear urban structure that encourages walking and cycling. (2) To emphasize the natural attributes of the site and reinforce neighbourhood identity through the placement of visible key landmark features, such as parks, squares and landmark buildings. (3) To ensure that all residential lots are afforded a high level of amenity in terms of solar access, views, outlook and proximity to public and community facilities and parks. (4) To accommodate a mix of lot sizes and dwelling types. (5) To establish minimum lot dimensions for different residential dwelling types. (6) To encourage variety in dwelling size to promote housing choice and create interesting streetscapes. Controls (1) Residential neighbourhoods are to be focused on elements of the public domain such as a school, park, retail, or community facilities that are typically within walking distance. (2) Subdivision layout is to create a legible and permeable street hierarchy that responds to the natural site topography, the location of existing significant trees and solar design principles. (3) Pedestrian connectivity is to be maximised within and between each residential neighbourhood with a particular focus on pedestrian routes connecting to public open space, bus stops and railway stations, educational establishments and community/recreation facilities. (4) Street blocks are to be generally a maximum of 250m long. Block lengths and widths in excess of 250m may be considered where pedestrian connectivity, stormwater management and traffic safety objectives are achieved. (5) Residential lots should generally be rectangular in geometry. (6) Battle-axe lots are not permitted. (7) The orientation and configuration of lots is to be generally consistent with the subdivision principles shown at Figure 28 and Figure 29. (8) Preferred lot siting is either on a north-south or east-west orientation. (9) Alternative lot orientation may be considered where topography is a constraint or where other amenities such as views and outlook over open space are available, and providing appropriate solar access and overshadowing outcomes can be achieved. (10) Residential subdivision applications should: ▪ Consist of a mix of dwelling types including attached dwellings, multi-	Consistent Consistent Consistent Consistent Consistent Consistent. A variety in dwelling sizes will be facilitated through the proposed subdivision. Consistent. Village One is anchored by the Village One Centre which encompasses all of these elements. Consistent Consistent Consistent Consistent Consistent. No Battle-axe lots are proposed. Consistent Consistent where possible. Noted. Any lots not oriented to the north-south or east-west will receive appropriate solar access and will have a high level of amenity. Consistent
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dwelling housing and residential flat buildings which are located in close proximity to the town and village centres and public transport. ▪ Incorporate a mix of lot sizes for detached dwellings to provide a range of housing choice within the lower density areas. ▪ Be designed to provide for activation of the public domain, including streets and public open space through the orientation and design of buildings and communal spaces. ▪ Ensure that pedestrian, cyclist and road links provide legible and direct access to the town centre, public transport and areas of public open space. (11) Residential development adjacent to sub-arterial roads, arterial roads and the rail line are to consider the effects of road and rail traffic noise and air quality on residential amenity and, where necessary, should include measures to ameliorate any adverse impacts. (12) Non-residential development in the residential areas is encouraged where it: ▪ Contributes to the amenity and character of the residential area within which it is located. ▪ Provides services, facilities or other opportunities that meet the needs of the surrounding residential population and contributes to reduce motor vehicle use. ▪ Will not result in detrimental impacts on the amenity and safety of surrounding residential areas, including factors such as noise and air quality. ▪ Is of a design that is visually and functionally integrated with the surrounding residential area.	Noted. Noted. Non-residential development has been integrated within predominately residential areas to contribute to the character of the area, provide services and reduce motor vehicle use.
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3.5.2 Minimum Lot Dimensions

Controls (1) Minimum lot frontage and lot sizes for each dwelling type will comply with Table 4. (2) Lot frontage is to be measured at the street facing building façade line as indicated in Figure 30. (3) Residential subdivision is to provide for a mix of lot frontage widths to enable the development of a range of housing types and sizes. (4) Lots should be rectangular. Where lots are an irregular shape, they are to be large enough and oriented appropriately to enable dwellings to meet the controls in this DCP. (5) Battleaxe lots are not permitted.	Consistent Noted Consistent Consistent Noted. No Battle-axe lots are proposed.
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3.5.3 Corner Lots

Controls (1) Corner lots are to be designed to allow dwellings to positively address both street frontages as indicated in Figure 31.	Consistent
3.5.4 Country Lots	
Controls (1) Country lots should be provided around the perimeter of the site to provide an appropriate transition to adjoining rural land uses, in terms of character, scale and density. (2) Country lot dwellings should be provided on all residential lots which are affected by the 1:100 flood level and/or require bushfire asset protection zones.	Consistent N/A. No land within Stage 1 is affected by the 1:100 flood level and/or require bushfire asset protection zones.
3.5.5 Residue Lots	
Controls (1) Any development proposal including creation of residue lots for future subdivision must: ▪ Include documentation demonstrating the proposed density to be achieved on the residue lot. ▪ Demonstrate how the future development of each residue lot can be consistent with the character for the local area in terms of the built form, dwelling types, bulk and scale, height and other public domain considerations. ▪ Demonstrate that the residue lot can be serviced and accessed.	Consistent
3.6 Town Centre	
Objectives (1) To allow for a range of allotment sizes that caters for a diversity of land uses and employment opportunities. (2) To ensure allotments are oriented and aligned to enable buildings to appropriately address streets and the public domain.	Consistent Consistent
3.6.1 Lot Subdivision	

Controls (1) Lots are to be relatively regular in shape. Irregular shaped allotments with narrow street frontages should be avoided. (2) Lots should be orientated and aligned: ▪ so that future buildings can face the arterial, sub-arterial, collector and local streets to increase visual surveillance and to avoid streetscapes with loading docks and long blank walls; ▪ to facilitate solar efficiency; ▪ to encourage building design that has frontage to landscaped areas and riparian corridors. (3) Access to lots shall be sited to ensure unimpeded sight lines for exiting vehicles. (4) Subdivisional roads should incorporate a road hierarchy that will accommodate the anticipated traffic volumes and vehicle types and be practical and legible for users. (5) Where a residue lot is created, the applicant must demonstrate that future development of that residue lot can meet the controls in this DCP. (6) Battleaxe lots are not permitted.	Consistent Consistent Consistent Consistent Consistent Noted. No Battle-axe lots are proposed.
3.6.2 Strata or Community Title	
Controls (1) Where a Strata or Community Title subdivision is proposed, any space for parking or other purposes forming part of a sole occupancy unit required by the relevant council must be included in the same strata lot as the unit. (2) All landscaping, access areas and directory board signs not forming part of an individual unit are required by the relevant council to be included in any strata plan of subdivision as common property.	N/A. Strata or Community Title subdivision is not proposed as part of Stage 1. Noted
4.0 Residential Development	
4.3 Residential Amenity and Sustainability	
4.3.1 Cut and Fill	

Objectives (1) To minimise the extent of cut and fill within residential allotments. (2) To protect and enhance the aesthetic quality of the area by controlling the form, bulk and scale of land forming operations. (3) To ensure that filling material is satisfactory and does not adversely affect the fertility or salinity of soil, or the quality of surface water or groundwater. (4) To ensure that the amenity of adjoining residents is not adversely affected by any land forming operation. Controls (1) Development Applications are to illustrate where it is necessary to cut and/or fill land and provide justification for the proposed changes to the land levels. Cut and fill shall be generally consistent with Figure 32. (2) Proposals requiring significant moving and filling of earth will be considered if they contribute to the overall quality of the development and the urban design outcomes for the area. A Validation Report will be required to be submitted to the relevant council prior to the placement of imported fill on site. All fill shall comply with the Department of Natural Resources (now Office of Environment and Heritage) – “Site Investigation for Urban Salinity” and the DECC (now OEH) Contaminated Sites Guidelines – “Guidelines for the NSW Site Auditor Scheme (2nd edition) – Soil Investigation Levels for Urban Development Sites in NSW.” (3) Earth moved from areas containing noxious weed material must be disposed of at an approved waste management facility, and transported in compliance with the Noxious Weeds Act 1993. (4) No earthworks shall be undertaken whereby excavation exceeds 500mm or fill exceeds 500mm from the present surface level of the property without approval from the relevant council. (5) On sloping sites, site disturbance is to be minimised by use of split level or pier foundation housing designs. (6) Retaining walls within residential allotments are to be no greater than 1m high at any point on the edge of any residential allotment. A 1m maximum retaining wall height is permissible between residential lots. Where terraced walls are proposed the minimum distance between each step is 500mm. A variation to the retaining wall heights can be considered with supporting justification and concurrence of the adjoining neighbour. (7) The maximum height of voids within individual allotments is 3m.	Consistent Consistent Consistent Consistent Consistent. Proposed cut and fill is illustrated for the entry village. Subsequent cut and fill across Stage 1 will be addressed at the relevant Construction Certificate stage. Noted Noted Noted Noted This application relates to subdivision and trunk infrastructure works. No retaining walls are proposed. Noted.
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(8) All retaining walls proposed for the site are to be identified.	Noted.
4.3.2 – 4.6.5 Built Form Controls	
The Stage 1 application relates to subdivision and infrastructure works. These controls are not directly applicable to this application.	
5.0 Built Form Controls	
5.2 Overall Controls	
5.2.1 Active Street Frontages	
The Stage 1 application relates to subdivision and infrastructure works. These controls are not directly applicable to this application.	
5.2.2 Awnings	
The Stage 1 application relates to subdivision and infrastructure works. These controls are not directly applicable to this application.	
5.2.3 Signage	
The Stage 1 application relates to subdivision and infrastructure works. These controls are not directly applicable to this application.	
5.2.4 Parking	
The Stage 1 application relates to subdivision and infrastructure works. These controls are not directly applicable to this application.	
5.2.5 Site Servicing	
The Stage 1 application relates to subdivision and infrastructure works. These controls are not directly applicable to this application.	
5.3 Town Centre	

Objectives (1) To create a vibrant Town Centre that provides a high level of amenity. (2) To ensure that the detailed design of the Town Centre is undertaken in a coordinated manner in order to achieve a high quality urban design outcome. (3) To create a sense of place through the relationship of the Town Centre to the landscape. (4) To promote a pedestrian friendly main street through the Town Centre. (5) To ensure that the Town Centre is centrally located and easily accessible by pedestrians, cyclists and public transport users. (6) To ensure that the Town Centre can be serviced by public transport. (7) To provide a good range of retail and commercial services for the future communities. (8) To promote a Town Centre that is financially viable and easy to stage.	Consistent Consistent. The detailed design of the town will occur within the land use parameters established as part of this application. Consistent Consistent Consistent Consistent Consistent Consistent
Controls (1) The Town Centre is to be located generally in accordance with Figure 43. An indicative layout plan of the Town Centre core retail area is shown at Figure 44. (2) Any departure from Figures 43 and 44 must demonstrate that the objectives for the Town Centre can be met, and show how the residual lots can be developed in the future. (3) The Town Centre is to be consistent with the following principles:	Consistent. The Stage 1 development, including the Town Centre, is in accordance with the Indicative Layout Plan. Noted. Consistent. The Stage 1 application relates to subdivision and infrastructure works. These controls are not directly applicable to this application. Consideration of these controls will occur in subsequent applications.
Function and Uses (1) Incorporate a range of retail, commercial and community uses to serve the needs of the community. (2) Incorporate higher density housing and mixed use development. (3) Concentrate intensive retail uses along and fronting Main Street. (4) Locate active uses at ground floor throughout the Town Centre, in particular fronting the Main Street. (5) Provide a mix of uses that promote an active and vibrant town centre.	
Built Form (1) Provide a range of building heights, up to a maximum of six storeys with a transition in heights to surrounding residential areas. (2) Relate building heights to street widths and functions to promote a comfortable urban scale of development. (3) Define streets and open spaces with buildings that are generally built to the street edge, have a consistent street wall height and provide a continuous street frontage along all key streets. (4) Sleeve all large format retail premises and decked parking areas with active uses. Blank walls visible from the public domain are to be	

avoided. (5) Promote diversity and activity along the main street with a variety of frontage widths for retail shops. (6) Building heights are to take into account view lines and solar access to the public domain. (7) A high quality built form and energy efficient architectural design that promotes a 'sense of place' and modern character for the Town Centre. (8) Waste storage and collection areas are to be accommodated and designed appropriately to minimise impacts, in particular within mixed use development. <u>Parking and Access</u> (1) Access to parking, loading docks and waste collection areas must not be provided from Main Street frontages. (2) At grade parking areas are to be generally located behind building lines and within the centre of street blocks away from street corners. (3) On-street parking is to be provided on all streets within the Town Centre to contribute to street life and surveillance. <u>Public Domain</u> (1) Parks and plazas are to act as a focal point for the Town Centre and community activities and are to be designed to ensure adaptability and flexibility in use and function over time. (2) Incorporate a town square / civic plaza, adjacent to the main street which provides an urban landscape setting and a civic focus for the community. (3) Provide high amenity, pedestrian streets with generous footpath widths. (4) Incorporate the principles of Crime Prevention Through Environmental Design and Safer by Design into all development within the Town Centre. (5) Weather protection for pedestrians is to be provided in key locations. (6) Provide a high quality landscape design including a co-ordinated package of street furniture and lighting that enhances the character of the Town Centre. (7) Provide street tree and open space planting that establishes generous shade for pedestrians. (8) Design all signage and advertising in a co-ordinated manner. (9) Site servicing and loading facilities, waste storage and other infrastructure are to be designed to minimise visual impact on the public domain and impacts on neighbours.	
5.3 Village Centre	

Objectives (1) To create a vibrant village that provides a range of small-scale retail, business and community uses which serve the needs of people who live and work in the surrounding area. (2) To ensure that the detailed design of the village is undertaken in a co-ordinated manner in order to achieve a high quality urban design outcome. (3) To create a vibrant village adjacent to residential areas and schools. Controls (1) The Stage 1 Village Centre is to be located generally in accordance with Figure 45. (2) The village centres, including Stage 1 and the remaining precincts, shall be generally consistent with the following principles: Function and Uses Incorporate a range of local retail, commercial and community uses to serve the needs of the local community. Built Form (1) Provide a range of building heights, up to a maximum of four storeys. (2) Buildings are to define the entry to the residential areas and open spaces adjacent to the village and are to be generally built to the street edge. (3) Avoid blank walls visible from surrounding streets and the public domain. (4) Establish a high quality built form and energy efficient architectural design that promotes a 'sense of place' for the village. Parking and Access (1) Locate at grade parking areas behind building lines and screened from streets and public open space. (2) Opportunities for shared parking provision for complementary uses within the village centre are to be provided. (3) On-street parking is to be provided within the village centre. Public Domain (1) Provide a high quality landscape design including a co-ordinated package of street furniture and lighting that enhances the character of the village. (2) Provide street tree and open space planting that establishes generous shade for pedestrians. (3) Incorporate the principles of Crime Prevention through Environmental Design (CPTED) and Safer by Design (NSW Police) into all development within the village centre. (4) Site servicing and loading facilities, waste storage and other infrastructure are to be designed to minimise visual impact on the public domain and impacts on neighbours.	Consistent Consistent Consistent. The Village One centre includes a Primary School site. Consistent Consistent. The Stage 1 application relates to subdivision and infrastructure works. These controls are not directly applicable to this application. Consideration of these controls will occur in subsequent applications.
6.0 Employment Areas	
6.2 Landscape Design	
The Stage 1 application relates to subdivision and infrastructure works. These controls are not directly applicable to this application. Consideration of these controls will occur in subsequent applications.	
6.2.1 Allotment Frontages	

Controls (1) Street tree planting is to be implemented at the subdivision stage to ensure plantings are visually consistent in height, spread and form across the zone. (2) A minimum 7m wide landscape area must be provided along the street front. (3) The selection of plant species for street tree planting must be in accordance with Table 3.	Consistent Consistent Consistent
6.2.2 Allotment Landscaping	
The Stage 1 application relates to subdivision and infrastructure works. These controls are not directly applicable to this application. Consideration of these controls will occur in subsequent applications.	
6.2.3 Landscaping of car park areas	
The Stage 1 application relates to subdivision and infrastructure works. These controls are not directly applicable to this application. Consideration of these controls will occur in subsequent applications.	
6.3 Built Form and Streetscape	
6.3.1 Building Setbacks	
The Stage 1 application relates to subdivision and infrastructure works. These controls are not directly applicable to this application.	
6.4 Ecologically Sustainable Development	
The Stage 1 application relates to subdivision and infrastructure works. These controls are not directly applicable to this application. Consideration of these controls will be provided in subsequent applications.	
6.5 Fencing, Signage and Lighting	
The Stage 1 application relates to subdivision and infrastructure works. These controls are not directly applicable to this application. Consideration of these controls will be provided in subsequent applications.	
6.6 Access and Parking	
The Stage 1 application relates to subdivision and infrastructure works. These controls are not directly applicable to this application. Consideration of these controls will be provided in subsequent applications.	
6.7 Waste Management	
The Stage 1 application relates to subdivision and infrastructure works. These controls are not directly applicable to this application. Consideration of these controls will be provided in subsequent applications.	
6.8 Safety and Security	
The Stage 1 application relates to subdivision and infrastructure works. These controls are not directly applicable to this application. Consideration of these controls will be provided in subsequent applications.	
6.9 Additional Land Use Controls	
The Stage 1 application relates to subdivision and infrastructure works. These controls are not directly applicable to this application. Consideration of these controls will be provided in subsequent applications.	
7.0 Managing the Environment	
7.1 Riparian Corridors	

watercourse. (3) Infrastructure services, stormwater infrastructure, water quality treatment ponds, flood compatible activities (i.e. playing fields), pedestrian paths and cycleways, and asset protection zones are to be located outside of the CRZ. These uses are permitted within the non-core riparian buffer if the impact on riparian functions is minimal and its integrity maintained. (4) The location of access ways to and within a riparian buffer is not to compromise the ecological integrity of any existing riparian vegetation, the streambed or bank stability. (5) The impact of pedestrian paths and cycleways, general access points to riparian corridors and road crossings is to be minimised by using ecologically informed design principles (for example, elevated accessways that allow sunlight to penetrate and vegetation to grow beneath). (6) The impact of salinity on the landscape and watercourses shall be managed. (7) All CRZs are to be rehabilitated and revegetated with appropriate native vegetation having regard to its drainage function and vegetation management for bushfire protection. (8) Where wetlands are proposed, a management strategy outlining ownership, ongoing management, annual maintenance costs and initial development costs shall be prepared.	Consistent Consistent Consistent. Detailed Design will be subject to subsequent applications. Consistent Consistent Consistent. No wetlands are proposed as part of Stage 1.
7.2 Flooding and Water Cycle Management	

Objectives (1) To minimise the potential impact of flooding on development. (2) To incorporate best practice stormwater management principles and strategies in development proposals. (3) To mitigate the impacts of urban development on stormwater quality. (4) To control the impacts of urban development on channel bed and bank erosion by controlling the magnitude and duration of sediment-transporting flows. (5) Limit changes in flow rate and flow duration within the receiving waterway as a result of development.	Consistent Consistent Consistent Consistent Consistent
Controls (1) All habitable rooms shall have floor levels of a minimum of 500mm above the 1% Annual Exceedence Probability (AEP). (2) Management of 'minor' flows using piped systems for the 5 year ARI (residential land use) and 10 year ARI (commercial land use) shall be in accordance with the relevant council's engineering requirements. Management measures shall be designed to: ▪ prevent damage by stormwater to the built and natural environment, ▪ reduce nuisance flows to a level which is acceptable to the community, ▪ provide a stormwater system which can be economically maintained and which uses open space in a compatible manner, ▪ control flooding and enable access to lots, stabilise the land form and control erosion, ▪ minimise urban water run-off pollutants to watercourses, and ▪ meet the standards for a 20% AEP flood. (3) Management of 'major' flows using dedicated overland flow paths such as open space areas, roads and riparian corridors for all flows in excess of the pipe drainage system capacity and above the 5 year ARI shall be in accordance with the relevant council's engineering requirements. Management measures shall be designed to: ▪ prevent both short term and long term inundation of habitable dwellings, ▪ manage flooding to create lots above the designated flood level with flood free access to a public road located above the 1% AEP flood, ▪ stabilise the land form and control erosion, and ▪ meet the standards for a 1% AEP flood. (4) Where practically possible, development shall attenuate up to the 2 year ARI peak flow for	The Stage 1 application relates to subdivision and infrastructure works. These controls are not directly applicable to this application. Consistent Consistent Consistent

discharges into the local tributaries, particularly 2nd Order and 3rd Order Streams. This will be achieved using detention storage within water quality features and detention basins.	
(5) The developed 100 year ARI peak flow is to be reduced to the pre-development flows through the incorporation of stormwater detention and management devices.	Consistent
(6) All development is to incorporate water sensitive urban design (WSUD). WSUD is to be adopted throughout the development to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management, water conservation and environmental protection.	Consistent
(7) A Water Sensitive Urban Design (WSUD) Strategy is to be submitted as part of any subdivision DA and shall include: ▪ an identification of water management and other relevant objectives (relating, for example, to salinity hazard); ▪ an identification and assessment of relevant site characteristics and constraints; ▪ an identification of potentially feasible (storm) water management strategies, which may comprise stormwater reuse options, best planning practices, stormwater treatment measures (in both public and private domain) and indicative maintenance requirements; ▪ an assessment of the potential strategies, including the nature, basis and outcomes of stormwater modelling used to assess alternative solutions. This assessment of alternative strategies should address compliance with management objectives, life cycle costs, ongoing operations and maintenance requirements, land take requirements, expected reliability, likely level of community acceptance and future management responsibilities; and ▪ a suitably detailed description of the preferred WSUD strategy and elements therein, in the form of documents, plans and conceptual diagrams (as appropriate).	Consistent
(8) The WSUD Strategy shall demonstrate how the stormwater quality targets set in Table 15 will be achieved.	Consistent
(9) Compliance with the targets at Table 15 is to be determined through stormwater quality (MUSIC) modelling.	Consistent
(10) The WSUD strategy is to take into account riparian zone and creek management and include the following measures: ▪ the ephemeral hydrology of creeks is to be maintained or restored, where possible, by diverting excess	Consistent

flow via intercepting stormwater pipes to downstream storages for reuse, ▪ flow attenuation and/or diversion via the intercepting stormwater pipes will be required to meet the stream erosion index objectives established in Table 15, ▪ flow in excess of the 5 year ARI peak flow may flow into the creek and be conveyed to detention basins that form part of the major drainage system, and ▪ erosion control and bank stabilisation measures shall be incorporated within the waterway where required.	
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7.3 Biodiversity

Objectives (1) To improve or maintain biodiversity values through habitat conservation, wildlife corridors and habitat linkages through the siting and design of open space networks and riparian corridors. (2) Reduce impacts of runoff from roads and impervious areas on adjacent lands. (3) To manage weeds on the site during and after construction, to prevent the spread of weeds. Controls (1) Riparian buffers are to be established through future applications for subdivision and infrastructure works in accordance with the Water Management Act and guidelines. (2) Existing significant trees, in particular large hollow bearing trees, are to be retained wherever practicable within public and community parks, streetscapes and riparian corridors. (3) Native vegetation (canopy level) shall be provided, where appropriate for biodiversity outcomes, within pocket parks, riparian corridors and street verges to create a 'stepping-stone corridor' for terrestrial biodiversity. (4) Where development is located within or close to a known biodiversity corridor, fencing shall be sympathetic to that passage of native fauna.	Consistent Consistent Consistent Consistent Consistent Consistent Consistent
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7.4 Salinity and Soil Management

Objectives (1) To ensure development will not significantly increase the salt load in existing watercourses within the site. (2) To ensure measures are implemented as part of the development to prevent any degradation of the existing soil and groundwater environment. (3) To minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils. (4) To minimise erosion and sediment loss during and after construction. (5) To minimise water pollution due to erosion siltation and sedimentation. Controls (1) All development must incorporate soil conservation measures to minimise soil erosion, siltation and salinity impacts during construction and following completion of development. Soil and Water Management Plans, prepared in accordance with Managing Urban Stormwater - Soils and Construction (NSW Department of Housing 3rd Edition March 2004 ('The Blue Book')) are to be submitted prior to construction. (2) All sediment and erosion controls are to be installed prior to the commencement of any construction works and maintained throughout the course of construction until disturbed areas have been revegetated/ established. The applicant will be required to present certification to this effect, to be lodged with the relevant council prior to construction. (3) Groundwater recharge is to be minimised by: ▪ directing runoff from paved areas (roads, car parks, domestic paving etc) into lined stormwater drains rather than along grassed channels as necessary, ▪ lining or locating any pondages higher in the landscape to avoid recharge where proximity to the water table is likely to create groundwater mounding, ▪ encouraging on site detention of roof runoff and use of low water demanding plants, and ▪ encouraging tree planting especially adjacent to watercourses.	Consistent Consistent Consistent Consistent. An Erosion and Sediment Management Plan will be provided prior to the issue of the relevant Construction Certificate. Consistent A Soil and Water Management Plan will be prepared prior to the issue of the relevant Construction Certificate. This requirement is included as a Statement of Commitment. A Sediment and Erosion plan will be prepared prior to the issue of the relevant Construction Certificate. Consistent
7.5 Aboriginal Heritage	

Objectives (1) To require the further investigation of the Aboriginal archaeological significance of the precinct. (2) To ensure that any Aboriginal heritage significance is appropriately incorporated into the redevelopment of the precinct Controls (1) Development shall not proceed within areas known to contain Aboriginal objects without appropriate investigation and consultation with the relevant local Aboriginal groups. The investigations are to identify, where required, conservation areas for the protection and management of archaeological deposits. (2) A Plan of Management is to be prepared to address the ongoing protection and management of the archaeological deposits. Any DA for development which affects Aboriginal objects is to be accompanied by an Aboriginal Archaeological Report that is supported by the comments of the local Aboriginal groups. (3) Where development impacts upon on Aboriginal sites previously not identified, Consent to Destroy Permits will need to be sought under Section 90 of the NSW National Parks & Wildlife Act 1974. (4) Interpretive signage, that provides information on the history and heritage significance of the sites, is to be provided within the public domain areas. Where possible, such signage should be provided in close proximity to the site of any relics or remains that have been uncovered.	Consistent. Aboriginal surveys conclude that no known sites are located within the Stage 1 development area. Consistent. Aboriginal surveys conclude that no known sites are located within the Stage 1 development area. The Statement of Commitments include procedures for investigation and approval should objects be identified during construction. Consistent. Aboriginal surveys conclude that no known sites are located within the Stage 1 development area. Consistent Consistent. Included as a Statement of Commitment. Consistent. The detailed design of the public domain will be subject to future applications.
7.6 European Heritage	

Objectives (1) To conserve and interpret the Rothbury Mine in the context of its historical, technological and social significance. (2) To ensure that information regarding the archaeological heritage significance of the precinct is incorporated into the development of the precinct. Controls (1) Prior to any development that affects relics associated with the Rothbury Mine, a detailed assessment of heritage significance is to be undertaken which addresses the significance assessment criteria contained in the NSW Heritage Manual. (2) An applicant is to demonstrate to the relevant council how any proposed development that affects the identified elements responds to any identified archaeological constraints. If any relics are to be retained in situ, an applicant is to outline all management measures to ensure ongoing protection of the relics.	N/A. No European Heritage sites are located within the stage 1 development area. N/A. No European Heritage sites are located within the stage 1 development area. N/A. No European Heritage sites are located within the stage 1 development area. N/A. No European Heritage sites are located within the stage 1 development area.
7.7 Bushfire Hazard Management	

(7) School buildings fronting areas of bushland shall be setback 35 metres from the boundary.	Consistent
7.8 Contamination Management	
Objectives (1) To minimise the risks to human health and the environment from the development of potentially contaminated land. (2) To ensure that potential site contamination issues are adequately addressed at the subdivision stages. Controls (1) Development Applications for development in areas identified in Figure 47 shall be accompanied by a Stage 2 Detailed Site Investigation. A Remediation Action Plan (RAP) will be required for areas identified as contaminated land in the Stage 2 Site Investigation. (2) When redevelopment is proposed on a site where the relevant council suspects that contamination may be present or for applications proposing a change of use to a more sensitive land use (e.g. residential, education, public recreation facility etc), the relevant council may request a Stage 1 Preliminary Site Contamination Investigation. (3) All investigation, reporting and identified remediation works must be in accordance with the protocols of Council's Policy – Management of Contaminated Lands , the NSW EPA's (now OEH) Guidelines for Consultants Reporting on Contaminated Sites and SEPP 55 – Contaminated Land. (4) Prior to granting development consent, the relevant council must be satisfied that the site is suitable, or can be made suitable, for the proposed use. Remediation works identified in any RAP will require Council consent prior to the works commencing. (5) The relevant council may require a Site Audit Statement (SAS) (issued by an EPA Accredited Site Auditor) where remediation works have been undertaken to confirm that a site is suitable for the proposed use.	Consistent Consistent Consistent Consistent. A Stage 1 Preliminary Investigation and further testing have been carried out Consistent Consistent Not yet relevant
7.9 Mine Subsidence Management	
The Stage 1 site is not located in any areas affected by past mining activities and therefore these controls are not directly applicable to this application. Consideration of these controls will occur in subsequent applications.	