

DCP Assessment

PART D – BUILT FORM CONTROLS	
Not applicable to this assessment. The provisions of Part D are not relevant to land in the RE2 Zone.	
PART E – ENVIRONMENTAL CONTROLS	
Provision	Response
E1 – Biodiversity	The modification will comply with the conditions of Consent in respect of biodiversity and rehabilitation. An updated Vegetation Management Plan is attached to this application and confirms the following: • The proposed modification will be carried out wholly within the approved development footprint. There would be no further tree removal or vegetation clearing, beyond that already assessed and approved as part of the original application. • Construction of The Pines expansion requires removal of approximately 152 juvenile and mature native trees (CHBRG, 2011) (refer to Section 1.5 and Illustration 1.3). The associated works (subject to this VMP) include: • Initial weed control and replacement planting in the VMA to offset trees cleared for the approved expansion. • Vegetation management and revegetation plan for a period of five years and will outline long-term management of the VMA post-rehabilitation. • Prescriptions for exclusion fencing and installation of native vegetation restoration signage. • Nest box installation requirements targeting the threatened Squirrel Glider (<i>Petaurus norfolcensis</i>).
PART F – GENERAL DEVELOPMENT CONTROLS	
Provision	Response
F1 – Access and parking	• The modification does not change the number of dwellings. • Site access arrangements to and from the site remain unchanged (via Hearnese Lake Road connecting to Solitary Islands Way). • On-site car parking arrangements approved as part of MP 08_0005 included eight (8) visitor parking spaces. The existing caravan park has six (6) spaces, creating a total of 14 spaces across the entire community. • The modification replaces five (5) visitor parking with nine (9) new visitor parking

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	spaces at the adjacent Community Hall, approved as part of the recent Council Consent. • The total number of visitor parking spaces across the existing community and expansion therefore increases from 14 to 18.
F6.1 – Waste General Requirements	The Pines is a centrally-managed community and will continue to be serviced by existing waste management arrangements. The proposed modification does not change or impact the ability for future dwellings to be serviced, as per the conditions of Consent.
F6.6 – Demolition and Construction Waste Management	All construction and demolition waste will be managed in accordance with the conditions of Consent.