

## **Appendix 3 - Compliance Tables**

- Coastal Design Guidelines for NSW
- Coastal Policy of NSW 1997
- Mid North Coast Regional Strategy
- North Bonville Development Control Plan
- Low Density Housing Development Control Plan
- Subdivision Development Control Plan
- Medium Density Housing Development Control Plan
- SEPP No. 71 Coastal Protection
- North Coast Regional Environmental Plan

COASTAL DESIGN GUIDELINES FOR NSW	Complies?	Comments
<b>NEW COASTAL SETTLEMENTS: COASTAL TOWNS</b>		
<b>DESIRED FUTURE CHARACTER</b>		
<b>1. Relationship to the environment</b>		
<p>a. The relationship of the town to the coast is protected and enhanced to provide:</p> <ul style="list-style-type: none"> <li>- visual links and views of the coast.</li> <li>- a clear relationship to the original landform, the foreshore and other unique natural features.</li> <li>- protection of significant natural areas for environmental, educational and recreational purposes.</li> <li>- ecological links between the coast and the hinterland as well as the surrounding coastal floodplain and wetlands.</li> <li>- significant areas of native vegetation.</li> <li>- access to foreshores whilst protecting dunes, lakes and beaches.</li> <li>- water quality in wetlands, estuaries, coastal lakes and beaches.</li> <li>- protection for Aboriginal and European relics and items.</li> <li>- for the maintenance of significant areas of native vegetation and trees whilst managing for bush fire protection.</li> <li>- for the utilisation of sustainable water and waste water systems, where appropriate.</li> </ul>	<p>N/A</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p>	<p>The subdivision responds to the topography and other natural features.</p> <p>Land under Environmental Protection 7A Zone will be dedicated to NPWS as an addition to Bongil Bongil National Park. A riparian corridor will be established and the EEC along the watercourse rehabilitated.</p> <p>See above</p> <p>Water quality discharge from the site post-development will be improved compared to the existing situation.</p> <p>None proposed</p>
<b>2. Visual sensitivity</b>		
<p>a. Areas of visual sensitivity include:</p> <ul style="list-style-type: none"> <li>- views to and from the coast, rivers, lakes and other water bodies</li> <li>- views to and from the hinterland</li> <li>- views of headlands</li> <li>- night and daytime views</li> <li>- the urban settlement as it sits within the landscape</li> <li>- public views which are retained and reinstated, including views from the streets and public areas to the water</li> <li>- providing clear boundaries between each town and adjacent rural and natural land uses</li> <li>- providing clear separation between adjacent settlements by maintaining rural and natural land</li> <li>- enhancing and upgrading the open-space network for conservation, recreation, views and public access.</li> </ul>	<p>Yes</p>	<p>This section covered in the Visual Impact Assessment for the project. Refer to <b>Appendix 10</b>.</p>

COASTAL DESIGN GUIDELINES FOR NSW	Complies?	Comments
<b>3. Edges to the water and natural areas</b>		
a. A variety of edge conditions exist between the town and the coastline. Access to the coastal foreshore and waterways is optimised and adds cultural and social opportunities.	N/A	
<b>4. Streets</b>		
a. The street hierarchy of a coastal town includes: <ul style="list-style-type: none"> <li>- key cultural and urban streets that connect to landmarks, vistas, public buildings and focal points, monuments and places of Aboriginal importance within the settlement</li> <li>- key streets that reveal important vistas of and through the settlement, the coast and the surrounding environment</li> <li>- streets that focus on natural and topographic features such as valleys, escarpments, vegetation, headlands and beaches, the sky or mountains</li> <li>- streets of the original and historic subdivision and topographic pattern of the settlement</li> <li>- streets with development on only one side that define public open spaces, such as parks, squares, the edges of conservation areas or the flood line</li> <li>- streets or pathways separating conservation areas from urban development</li> <li>- main social, retail and commercial streets</li> <li>- a major access road passing through the centre of the town with a secondary arterial road bypassing the town</li> <li>- residential streets or laneways</li> <li>- pedestrian and cycle pathways and routes.</li> </ul>	Yes Yes Yes N/A Yes Yes N/A N/A	The proposed collector road travel south to provide vistas of Bongil Bongil National Park. As above. Proposed streets follow topography where possible. The proposed subdivision includes a perimeter road to public reserves and Bongil Bongil National Park. As above
b. Public streets or public pathways provide the boundary between development and open spaces and the foreshore reserves.	Yes	As above
c. The street pattern of new development builds upon the historical and original urban structure of the settlement.	N/A	
d. Streets and public places provide quality pedestrian environments.	Yes	Footpaths are proposed to every street in the proposed development. Trails and boardwalks are proposed in public reserve areas.
<b>5. Buildings</b>		
a. Predominant building types in town centres are small apartment buildings, mixed-use, shop-top housing, town houses, terraces, detached houses/commercial/retail, education and civic buildings.	N/A	
b. Predominant building types in suburban areas include small apartment buildings, town houses, semi-detached and detached dwellings.	Yes	The proposed medium density housing precinct will include town houses, terraces, detached houses.

COASTAL DESIGN GUIDELINES FOR NSW	Complies?	Comments
c. Development is predominantly low scale.	Yes	Maximum two storeys for low density and medium density housing.
d. Heritage buildings are retained and revitalised to tell the story of the town's growth through cycles of re-use, adaptation.	N/A	
e. Housing, employment and transport are integrated into the town centre as well as in surrounding suburban centres.	Yes	
f. Industrial areas are located within the urban, environmental and visual constraints of the settlement.	N/A	
<b>6. Height</b>		
a. Generally heights of up to four storeys in town centres.	N/A	
b. Generally heights of up to two storeys in suburban areas.	Yes	A maximum of two storeys are proposed for low and medium density housing.
c. Heights are subject to place-specific urban design studies. New development is appropriate to the predominant form and scale of surrounding development (either present or future), surrounding landforms and the visual setting of the settlement. Buildings avoid overshadowing of public open spaces, the foreshore and beaches in town centres before 3pm midwinter and 6.30pm Summer Daylight Saving Time. Elsewhere avoid overshadowing of public open spaces, the foreshore and beaches before 4pm midwinter and 7pm Summer Daylight Saving Time.	Yes	Built Form Controls for Low Density and Medium Density Housing for the proposed subdivision ( <b>Appendix 9</b> ) specify maximum building height of 8.5m above existing ground level.

COASTAL POLICY OF NSW 1997	Complies?	Comments
<b>OBJECTIVES</b>		
Protect conservation values	Yes	Dedication of Environmental Protection 7A Habitat and Catchment Zone land to NPWS. Rehabilitation and expansion of EEC along watercourse.
Conserve biodiversity	Yes	As above
Improve water quality	Yes	Stormwater discharge from subdivision will be improved post-development compared to existing situation.
Manage environment in public interest	Yes	Dedication of public reserve areas to Council and Environmental Protection 7A Habitat and Catchment Zone land to NPWS.
Involve community in restoration projects	See comment	Community could be involved in revegetation of EEC.
Natural processes and hazards given a high priority	Yes	WSUD measures proposed; flooding impacts negligible.
Climate change recognised & considered	Yes	Flooding impacts from climate change have been determined in terms of impact on subdivision and capacity of Bonville Road flood storage area. Refer to <b>Appendix 13</b> .
Areas of high aesthetic quality protected	Yes	Surrounding National Park will be protected by fencing, which will provide controlled vehicular and pedestrian access.
Development to complement surrounding environment	Yes	Development complements surrounding bushland by proposing significant areas for landscaping (asset protection zones landscaped, planting of street trees, bio-retention swales and basins with planting, rehabilitation of riparian corridors, etc).
Towns to reinforce identities	N/A	
Cultural heritage items and landscapes managed & conserved	Yes	Cultural Heritage Assessment undertaken with significant stakeholder participation. Cultural Heritage Management Plan will be put in place to recover and conserve items of cultural heritage significance prior to construction. See <b>Appendix 12</b> .
Rights and needs of indigenous people recognised	Yes	See above.
Sustainable resource use facilitated	N/A	
Land use and management plans developed	Yes	Vegetation Management Plan prepared for rehabilitation of riparian areas. See <b>Appendix 16</b> .
"Best Practice" approaches developed	Yes	Best Practice WSUD principles and strategies employed. Refer to <b>Appendix 14</b> .
Minimise urban impact on environment	Yes	Subdivision predominantly contained in existing cleared area.
Compact and contained urban development	Yes	A medium density housing precinct is proposed.
Rural residential development located to minimise impact	N/A	
Housing and lifestyle choice	Yes	Low and medium density housing precincts proposed
Public access to be increased when environmentally sustainable	Yes	Controlled access to public reserve areas (trails, boardwalk) and controlled access to National Park (fencing, gated vehicular access).
Risks to human safety to be minimised	Yes	
Data and information collection to be coordinated	N/A	

Compatible data bases to be developed	N/A	
Information to be made more accessible	N/A	
Education and awareness programs to be developed	N/A	
Consistent and complementary decision making	N/A	
Coordinated implementation of Policy	N/A	
Local government management to be integrated	N/A	
Consider national coastal zone strategy	N/A	

MID NORTH COAST REGIONAL STRATEGY	Complies?	Comments
<b>SETTLEMENT PLANNING PRINCIPLES</b>		
Major regional centres will be promoted as the focus of settlement, employment and regional services. Major towns will provide major local services, as well as outreach centres for the provision of regional services. Potential opportunities for the growth in retail and commercial capacity of these centres are to be identified.	N/A	
Development within all centres, towns and villages will respect and respond to the character of the area.	Yes	Proposed subdivision adjoins existing low density housing and the subdivision footprint is predominantly contained in an existing cleared area.
Planning for new settlement will respect the environmental, coastal and cultural heritage values of the landscape. Key environmental, cultural and coastal features will be protected, while settlement will be directed towards less valuable areas.	Yes	See above. Cultural Heritage Assessment undertaken with significant stakeholder participation. Cultural Heritage Management Plan will be put in place to recover and conserve items of cultural heritage significance prior to construction.
<ul style="list-style-type: none"> <li>Any growth of coastal towns and villages will protect environmentally fragile areas and preserve the scenic values of the coastal landscape.</li> </ul>	Yes	EEC adjacent to watercourse will be rehabilitated and protected. Land under Environmental Protection 7A Zone will be donated to NPWS for addition to National Park.
<ul style="list-style-type: none"> <li>Growth of inland towns and villages will be focused in areas where extra population is needed to make existing services more viable and if the risk of environmental degradation is low.</li> </ul>	Yes	Site is identified in regional plans to accommodate urban growth and part of the site is identified in a local environmental plan for residential use.
New settlement areas will be located so as to enable the integration of transport services with the provision of community services and retail activity.	Yes	It is proposed to divert existing bus service/s into the subdivision. Bus stops and bus shelters will be provided.
Settlement areas will be appropriately located and designed to maximise the affordability of housing, as well as to provide the type of housing styles and dwelling mixes that are appropriate to the ageing of the population.	Yes	Proposed subdivision includes medium density housing precinct.
New settlement areas are only to be identified after infrastructure capacities have been reviewed and environmental suitability assessed.	Noted	Site is indicated as a settlement area in Mid North Coast Strategy and Council's settlement strategy. Site is zoned in local environmental plan for the proposed use.
No further rural residential areas will be supported beyond those identified in the Regional Strategy unless the local growth management strategy can demonstrate that the proposed areas:	Noted	
<ul style="list-style-type: none"> <li>are consistent with the Sustainability Criteria (Appendix 1)</li> </ul>	Refer to	

	criteria below	
<ul style="list-style-type: none"> <li>maintain the character and role of the existing village centre.</li> </ul>	Yes	The site is an extension of an existing settlement area.
Greater detail on the application of these settlement planning principles and the preparation of local growth management strategies will be identified in the Settlement Planning Guidelines to be prepared by the Department of Planning for the Mid North Coast.	Noted	

MID NORTH COAST REGIONAL STRATEGY	Complies?	Comments
<b>NEIGHBOURHOOD PLANNING PRINCIPLES</b>		
A range of land uses to provide the right mix of houses, jobs, open space, recreational space and green space.	Yes	Over 40% of the site will be dedicated for conservation and open space. The remainder of the site is proposed for low and medium density housing.
Easy access (including public transport where viable) to major centres with a full range of shops, recreational facilities and services along with smaller village centres and neighbourhood shops.	Yes	It is proposed to divert existing bus service/s into the subdivision. Bus stops and bus shelters will be provided. These bus services provide links into Sawtell, Toormina and Coffs Harbour centre.
Jobs available locally and regionally, reducing travel times and the demand for transport services.	Yes	The site is situated south of Coffs Harbour City Centre and is accessible to the centre by bus.
Streets and suburbs planned so that residents can walk to shops for their daily needs.	Yes	The local bus service can provide links to local shops and shopping centre.
A wide range of housing choices to provide for different needs and incomes. Traditional houses on their own block will be available along with smaller lower maintenance homes, units and terraces for older people and young singles or couples.	Yes	The proposed subdivision includes lots for low density and medium density housing. The latter housing type is typically more affordable than low density housing.
Conservation lands in and around development sites to help protect biodiversity and provide open space for recreation.	Yes	Over 40% of the site will be retained for conservation and open space purposes. The area nominated as public reserve is shown to accommodate potential community facility building and future park to Council detail. This could incorporate a playground or other recreational facilities.

MID NORTH COAST REGIONAL STRATEGY		Complies?	Comments
<b>Threshold Sustainability Criteria for defining potential development boundaries</b>	<b>Measurable explanation of criteria</b>		
<b>1. Infrastructure Provision</b> Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way	<ul style="list-style-type: none"> <li>Development is consistent with the Mid North Coast Regional Strategy, any subregional strategy, the State Infrastructure Strategy and relevant section 117 directions.</li> <li>The provision of infrastructure (utilities, transport, open space and communications) is costed and economically feasible based on Government methodology for determining infrastructure development contributions.</li> <li>Preparedness to enter into development agreement.</li> </ul>	Yes   Yes   Not considered necessary	Site is shown in the Strategy as contained in a growth area.   <ul style="list-style-type: none"> <li>Project Application includes Quantity Surveyor Cost Estimate.</li> <li>Developer prepared to pay relevant developer contributions (Coffs Harbour City Council, <i>North Bonville Developer Contributions Plan</i>).</li> </ul>
<b>2. Access</b> Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provided	<ul style="list-style-type: none"> <li>Accessibility of the area by public transport and/or appropriate road access in terms of: <ul style="list-style-type: none"> <li>Location/land use – to existing networks and related activity centres.</li> <li>Network – the area's potential to be serviced by economically efficient transport services.</li> <li>Catchment – the area's ability to contain, or form part of the larger urban area which contains adequate transport services. Capacity for land use/transport patterns to make a positive contribution to achievement of travel and vehicle use goals.</li> </ul> </li> <li>No net negative impact on performance of existing subregional road, bus, rail, ferry and freight network.</li> </ul>	Yes	<ul style="list-style-type: none"> <li>The site is located close to the Pacific Highway.</li> <li>It is proposed that existing bus route/s will be diverted into the development. Bus stops and bus shelters will be provided.</li> <li>Site is located adjacent to an existing urban area.</li> <li>The proposed road network can accommodate buses.</li> </ul>
<b>3. Housing Diversity</b> Provide a range of housing choices to ensure a broad population can be housed	<ul style="list-style-type: none"> <li>Contributes to the geographic market spread of housing supply, including any government targets established for aged, disabled or affordable housing.</li> </ul>	Yes	Development will provide some medium density housing which typically provides an affordable housing alternative compared to low density housing.
<b>4. Employment Lands</b> Provide regional/local employment opportunities to support the Mid North Coast's expanding role in the wider regional and NSW economies	<ul style="list-style-type: none"> <li>Maintain or improve the existing level of subregional employment self-containment.</li> <li>Meets subregional employment projections. <ul style="list-style-type: none"> <li>Employment-related land is provided in appropriately zoned areas.</li> </ul> </li> </ul>	N/A	
<b>5. Avoidance of Risk</b>	<ul style="list-style-type: none"> <li>No residential development within 1:100 floodplain.</li> </ul>	Yes	<ul style="list-style-type: none"> <li>Proposed building footprints show that</li> </ul>



MID NORTH COAST REGIONAL STRATEGY		Complies?	Comments
Land use conflicts, and risk to human health and life, avoided	<ul style="list-style-type: none"> <li>Avoidance of physically constrained land, e.g.               <ul style="list-style-type: none"> <li>High slope.</li> <li>Highly erodible.</li> </ul> </li> <li>Avoidance of land use conflicts with adjacent existing or future land use as planned under relevant subregional or regional strategy.</li> <li>Where relevant available safe evacuation route (flood and bushfire).</li> </ul>		<p>future dwellings will be sited above the 1 in 100 year flood level.</p> <ul style="list-style-type: none"> <li>Expert geotechnical advice was sought to determine if the land was suitable for residential development. The report's recommendations have informed residential construction in certain areas.</li> <li>There is no land use conflicts anticipated, as the subject land is surrounded by low density residential use or environmental conservation area.</li> <li>A safe evacuation route (Barbara Drive) will be used in instances of bushfire and flooding.</li> </ul>
<b>6. Natural Resources</b> Natural resource limits not exceeded/ environmental footprint minimised	<ul style="list-style-type: none"> <li>Demand for water within infrastructure capacity to supply water and does not place unacceptable pressure on environmental flows.</li> <li>Demonstrates most efficient/suitable use of land.               <ul style="list-style-type: none"> <li>Avoids identified significant agricultural land</li> <li>Avoids productive resource lands – extractive industries, coal, gas and other mining, and quarrying.</li> </ul> </li> <li>Demand for energy does not place unacceptable pressure on infrastructure capacity to supply energy – requires demonstration of efficient and sustainable supply solution.</li> </ul>	Yes	<ul style="list-style-type: none"> <li>Refer to the Engineering Services report at <b>Appendix 22</b>.</li> <li>Proposed development is not located on significant agricultural land or resource lands.</li> </ul>
<b>7. Environmental Protection</b> Protect and enhance biodiversity, air quality, heritage, and waterway health	<ul style="list-style-type: none"> <li>Consistent with government-approved Regional Conservation Plan (if available).</li> <li>Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity (as mapped and agreed by DEC). This includes regionally significant vegetation communities, critical habitat, threatened species, populations, ecological communities and their habitats.</li> <li>Maintain or improve existing environmental condition for air quality.</li> <li>Maintain or improve existing environmental condition for water quality:               <ul style="list-style-type: none"> <li>Consistent with community water quality objectives for recreational water use and river</li> </ul> </li> </ul>	N/A	<ul style="list-style-type: none"> <li>Maintains land under Environmental Protection 7A Zone and dedicates it at no cost to NPWS as an addition to Bongil Bongil National Park. Riparian corridors will be established and the associated EEC rehabilitated and dedicated as public reserve.</li> <li>The existing air quality will be maintained.</li> <li>Water quality modelling shows that there will be an improvement in the quality of runoff post-development compared to the existing situation.</li> </ul>

MID NORTH COAST REGIONAL STRATEGY		Complies?	Comments
	<ul style="list-style-type: none"> <li>health (DEC and CMA). <ul style="list-style-type: none"> <li>Consistent with catchment and stormwater management planning (CMA and council).</li> </ul> </li> <li>Protects areas of Aboriginal cultural heritage value (as agreed by DEC).</li> </ul>		<ul style="list-style-type: none"> <li>A cultural heritage management plan will be implemented for the proposed development.</li> </ul>
<b>8. Quality and Equity in Services</b> Quality health, education, legal, recreational, cultural and community development and other government services are accessible	<ul style="list-style-type: none"> <li>Available and accessible services. <ul style="list-style-type: none"> <li>Do adequate services exist?</li> <li>Are they at capacity or is some capacity available?</li> <li>Has Government planned and budgeted for further service provision?</li> <li>Developer funding for required service upgrade/access is available.</li> </ul> </li> </ul>	Yes	Figure 1: Locality and Context Plan shows the existing services and facilities surrounding the site. Coffs Harbour City Council's North Bonville DCP and Developer Contributions Plan provide an assessment of required developer contributions for services and infrastructure to support development of the site.

NORTH BONVILLE DEVELOPMENT CONTROL PLAN	Complies?	Comments
<b>OBJECTIVES</b>		
Provide a detailed planning strategy for the development opportunities and conservation values inherent in North Bonville;	Noted	
Maintain the water quality, scenic amenity, habitat and recreational potential of the natural environment; and	Yes	Water quality will be improved post-development compared to the existing situation; surrounding bushland will be maintained, a riparian corridor will be established and EEC rehabilitated; land will be dedicated to Council and NPWS for conservation and open space purposes.
Provide measures to protect the natural and built environment.	Yes	See above.
<b>PLANNING STRATEGY</b>		
<b>Masterplan - Objective</b> To provide an overall plan for the area that enables the integration of existing and proposed development.	Yes	Refer to Subdivision Concept Plan at <b>Appendix 8</b> .
<ul style="list-style-type: none"> <li>A lot yield of approximately 395 lots with a potential for a minimum of 464 dwellings.</li> </ul>	No	A rigorous site constraints exercise determined a developable area that cannot accommodate this many lots. A comparison of proposed low density lot sizes with adjacent occupied housing shows that slightly smaller lot sizes are proposed on site. Note: the basis for the DCPs yield target included land to the north of the site that is currently under construction for residential development.
<ul style="list-style-type: none"> <li>Coordinate development of the area in accordance with the Masterplan (refer to Map 2).</li> </ul>	Noted	
<b>Housing Strategy - Objective</b> To provide for a variety of housing types and other compatible land uses, protection of residential amenity and a sense of community.	Yes	The proposed subdivision proposes low and medium density housing.
<ul style="list-style-type: none"> <li>Permit dwelling houses, dual occupancy and multi-unit housing.</li> </ul>	Yes	See above.
<ul style="list-style-type: none"> <li>Seek to maximise the dwelling yield in the study area.</li> </ul>	Yes	The proposed subdivision includes medium density housing.
<ul style="list-style-type: none"> <li>Allow for the provision of a "General Store" adjacent to the neighbourhood park.</li> </ul>	No	A general store is not an appropriate use in a public reserve. A proposed location for a park has been nominated adjacent to the medium density housing precinct, that could accommodate a possible playground, for

NORTH BONVILLE DEVELOPMENT CONTROL PLAN	Complies?	Comments
		future design by Council.
<b>Servicing Strategy – Objective</b> To provide a secure, potable water supply and to provide for collection, treatment and disposal of sewage wastes generated by development in a way that meets the environmental, health and operational expectations of the community.		
<ul style="list-style-type: none"> <li>Water will be supplied to North Bonville by extending and constructing the existing water main. The area is to be serviced by the Toormina Reservoir.</li> </ul>	Yes	Refer to the Engineering Services report at <b>Appendix 22</b> and engineering plans at <b>Appendix 21</b> .
<ul style="list-style-type: none"> <li>A portion of the study area is currently serviced by a sewerage pump station which pumps back to the Sawtell Catchment Plant. Several smaller pump stations and gravity sewers will have to be constructed by developers to service the remainder of the study area.</li> </ul>	Yes	Most lots will be served by gravity sewer. Several lots will require a pump.
<ul style="list-style-type: none"> <li>Stormwater/urban drainage systems shall be designed so as to reduce problems associated with urban runoff such as potential erosion and sedimentation.</li> </ul>	Yes	Refer to the Stormwater Management Strategy at <b>Appendix 14</b> .
<b>Traffic and Transport Strategy – Objective</b> To provide for safe, convenient and efficient movement of people.		
<ul style="list-style-type: none"> <li>Establish a road hierarchy that restricts direct access to approved intersections only onto Lyons Road.</li> </ul>	Yes	Only the existing intersection to Lyons Road is to be used.
<ul style="list-style-type: none"> <li>Establish a bus route and designated shelters.</li> </ul>	Yes	Bus shelter locations nominated.
<ul style="list-style-type: none"> <li>Provide pedestrian/cycle links for access to schools, shops, parks and community facilities outside of North Bonville.</li> </ul>	Yes	Pedestrian paths to be provided either side of collector road and on one side of other roads.
<b>Natural Environment – Objective</b> To have a neutral impact upon the water quality in the Bongil Bongil National Park and to minimise impacts upon the flora and fauna habitat and natural setting of the area.		
<ul style="list-style-type: none"> <li>Maintain vegetation of regional significance and minimise the risks associated with bushfires.</li> </ul>	Yes	A Bushfire Assessment report was commissioned for the project that has informed the design of the subdivision.
<ul style="list-style-type: none"> <li>Require on-site soil and water management practices to minimise soil erosion and water pollution.</li> </ul>	Yes	The subdivision incorporates WSUD measures comprising bio-retention basins and swales.

NORTH BONVILLE DEVELOPMENT CONTROL PLAN	Complies?	Comments
<ul style="list-style-type: none"> <li>Minimise impacts on the Bongil Bongil National Park and Bonville Creek.</li> </ul>	Yes	Fencing is proposed to the National Park to limit vehicular and pedestrian access. The water quality discharged from the proposed subdivision (post-development) will be an improvement on the existing situation.
<ul style="list-style-type: none"> <li>Develop wildlife corridors by revegetating or planting those vegetation species which will promote biodiversity.</li> </ul>	Yes	The rehabilitation and expansion of the EEC associated with the watercourses on site will create a riparian corridor and wildlife movement opportunities.
<ul style="list-style-type: none"> <li>Devise a Management Plan in accordance with the Companion Animals Act to help control cats and dogs to protect the koala population in the study area.</li> </ul>	Noted	This could be applied as a condition of consent on the Project Application.
<ul style="list-style-type: none"> <li>Incorporate filter strips and coarse sediment and gross pollutant traps into subdivisions.</li> </ul>	Yes	Sediment and gross pollutant traps are proposed.
<ul style="list-style-type: none"> <li>Require flora and fauna investigations in sensitive bushland areas.</li> </ul>	Yes	An Ecological Assessment was commissioned for the project and this has informed subdivision planning and design.
<ul style="list-style-type: none"> <li>Require specialised fencing and sign posting as a condition of consent in properties adjoining areas of significant or substantial bushland and Bongil Bongil National Park.</li> </ul>	Yes	Fencing is proposed to the boundaries to National Park.
<ul style="list-style-type: none"> <li>Development of artificial wetland.</li> </ul>	Yes	Six (6) bio-retention basins are proposed.
<b>Landscape, Open Space and Recreation Strategy – Objective</b> To enhance the local streetscape, provide for neighbourhood recreation requirements and to complement and enhance the adjoining Bongil Bongil National Park.		
<ul style="list-style-type: none"> <li>Protect existing significant or native vegetation particularly where neighbourhood park proposed.</li> </ul>	Yes	The EEC along the riparian corridor will be rehabilitated and expanded. The Environmental Protection 7A Habitat and Catchment Zone containing an EEC in will be dedicated to NPWS at no cost.
<ul style="list-style-type: none"> <li>Provide and control pedestrian and bicycle access to and through open space areas.</li> </ul>	Yes	Indicative locations for trails and boardwalks are shown through public reserve.
<ul style="list-style-type: none"> <li>Provide a neighbourhood park and children's playground within reasonable walking distance (ie 500m) of the community to be served (refer Map 5).</li> </ul>	Yes	A location for a neighbourhood park is identified next to the medium density housing precinct for a possible playground for future design by Council.
<ul style="list-style-type: none"> <li>Observe any tree preservation order in force over North Bonville.</li> </ul>	Yes	There will be some trees affected by the location of proposed roads and stormwater infrastructure. However there will significant planting of trees and other plants to rehabilitate and expand an EEC and with proposed landscaping (street trees etc) in the subdivision.
<ul style="list-style-type: none"> <li>Investigate the addition of lands zoned Environmental Protection 7A Habitat and Catchment, to the east of the study area, and other residual</li> </ul>	Yes	In principle agreement on the part of the developer to dedicate this portion of land to NPWS at no cost.

NORTH BONVILLE DEVELOPMENT CONTROL PLAN	Complies?	Comments
land (identified on Map 5) to Bongil Bongil National Park.		
<b>PLANNING CONTROLS</b>		
<p><b>Density</b> The density of development (number of potential dwelling units) shall be in accordance with the targets shown in Map 6. These targets provide for a minimum density.</p> <p>Applicants will be required to demonstrate the means to achieve at least the minimum target density shown.</p> <p>Target for minimum density of subject site: 154 lots.</p>	<p>No</p> <p>Yes</p> <p>Yes</p>	<p>Site constraints analysis determined there is less land that is developable.</p> <p>Refer to Site Analysis at Section 2.3 and the Site Analysis Plan at <b>Appendix 7</b>.</p> <p>151 low density and approximately 42 medium density residential lots will be provided.</p>
<p><b>Dual occupancy</b> All dual occupancy sites are to be nominated in the development application.</p>	No	There is no dual occupancy development proposed.
<p><b>General Store</b> Provision shall be made adjacent to the Neighbourhood Park for a site to be developed for the purposes of a "general store" to service the daily needs of the local population.</p>	No	While a location for a neighbourhood park has been identified, it is considered a general store is not an appropriate use in a public reserve.
<p><b>Contaminated Land</b> Sites with potential to contain contaminated soils shall be tested and remediated where necessary to reduce the potential for public health risks. Remediation works will need to be undertaken in accordance with State Environmental Planning Policy No. 55 - Remediation of Land and Council's Contaminated Land Information Sheet.</p>	Yes	The subject site was formerly under banana cultivation and therefore assessment is required under SEPP 55. The Environmental Site Assessment ( <b>Appendix 18</b> ) recommends Phase 2 assessment is not required.
<p><b>Acid Sulfate Soils</b> Some properties within the study area are affected by acid sulfate soils (refer Map 8). Management measures will need to be established for areas with medium to high potential for acid sulfate soils as minimal disturbance to the water table is essential to maintain water quality in Bonville Creek. Management of acid sulfate soils shall be in accordance with Council's Acid Sulfate Soils Information Sheet.</p>	Yes	Geotechnical and ASS Assessment determined that only a small area in south-west of site is affected. Refer to <b>Appendix 19</b> .
<p><b>Fire Hazard</b> To minimise the risk to residential areas from bush fires, particularly from the adjoining Bongil Bongil National park, fire protection zones (FPZ) should be provided in the design of subdivisions. The width of FPZs, perimeters of buildings, location of dwellings, roads and water storage for fire fighting purposes shall be provided in accordance with Council's Fire Hazard Information Sheet.</p>	Yes	Building footprints are shown for each lot and these are outside of the Building Exclusion Zone (bushfire). Refer to the Site Analysis Plan at <b>Appendix 7</b> and the Bushfire Assessment at <b>Appendix 17</b> .

NORTH BONVILLE DEVELOPMENT CONTROL PLAN	Complies?	Comments
<p><b>Archaeology</b> Applications for subdivision or other development involving landform modification shall be accompanied by an archaeological report prepared by an appropriately qualified person. All consents involving earthworks shall be subject to Council's standard condition, which specifies action to be taken if any artefacts are unearthed.</p>	Yes	Construction of the subdivision will be subject to a Cultural Heritage Management Plan and Work Method Statement.
<p><b>Water Quality</b> Water quality in the release area is to be protected by three main measures:</p> <ul style="list-style-type: none"> <li>• filter strips;</li> <li>• coarse sediment and gross pollutant traps; and</li> <li>• a wetland.</li> </ul> <p>The Contributions Plan provides for the provision of the coarse sediment and gross pollutant traps and wetland.</p> <p>Filter strips are required to be provided for low density housing proposals in accordance with the following:</p> <ul style="list-style-type: none"> <li>• filter strip to be located adjacent to the downslope boundary of the lot;</li> <li>• as much stormwater runoff as practical, other than roof water, is required to be diverted through the filter strip;</li> <li>• a level spreading mound is required to stop flow concentration (100-150mm high) – runoff collects behind the mound then flows evenly over the top;</li> <li>• filter strips may be a combination of lawn and prepared garden beds with shrubs and trees – plant species used should have low water, fertiliser and pesticide requirements;</li> <li>• at least 30% of the filter strip is to be deep ripped before planting;</li> <li>• agricultural lime (20kg per 50m<sup>2</sup>) is required to be spread over the filter strip to improve soil structure and increase permeability, or alternatively a sandy loam topsoil (150mm cover) can be used, soil should have significantly greater permeability than existing soil.</li> </ul> <p><b>Note:</b> <b><i>A building setback of 6.5 metres will be required to meet the standards for the filter strip.</i></b></p>	Yes – except no filter strips proposed	<p>Sediment and gross pollutant traps and bio-retention basins are proposed.</p> <p>Refer to the Stormwater Management Strategy at <b>Appendix 14</b> for other water quality improvement measures.</p>

LOW DENSITY HOUSING DEVELOPMENT CONTROL PLAN	Complies?	Comments
<b>OBJECTIVES</b>		
Encourage innovative housing which is pleasant to live in, relates to the desired future neighbourhood character, is responsive to the site and is environmentally sensitive; and	Noted	This is more applicable at DA stage for dwellings.
Improve the quality and choice of housing and residential environments to suit the diversity of people's needs and to meet community expectations about health, safety and amenity.	Yes	The subdivision provides for a mixture of low and medium density housing lots.
<b>DENSITY</b>		
<ul style="list-style-type: none"> <li>Density is not to exceed one dwelling per 400m<sup>2</sup>, not including the area of any access handle or internal driveway.</li> </ul>	Yes	The minimum lot size of proposed low density residential lots is 480m <sup>2</sup> .
<ul style="list-style-type: none"> <li>For lots fronting a cul-de-sac head the density is one dwelling per 500m<sup>2</sup>.</li> </ul>	Yes	The minimum lot size fronting the proposed cul de sac is 880m <sup>2</sup> .
<ul style="list-style-type: none"> <li>A minimum area of 185m<sup>2</sup> is to be provided for each dwelling for landscaping.</li> </ul>	Noted	This will be determined at stage for DA for housing.
<ul style="list-style-type: none"> <li>For dual occupancy development, the floor area of the proposed dwellings is not to exceed a floor space ratio of 0.4:1. This is indicated by the following diagram.</li> </ul>	N/A	
<ul style="list-style-type: none"> <li>Different density provisions apply in North Boambee Valley, Moonee, North Bonville and West Coffs; refer to North Boambee Valley or West Coffs Information Sheets or Moonee DCP or North Bonville DCP.</li> </ul>	Noted	
<ul style="list-style-type: none"> <li>For three or more dwellings the frontage of the property is to be at least 5.5m wide, so as to provide sufficient area to the side of the driveway for services such as water meter and mail box, as well as landscaping. For every additional dwelling over three, the width of the frontage of the property to the street is to be increased by 1m (i.e. four dwellings, frontage of 6.5m).</li> </ul>	N/A	
<b>SETBACKS</b>		
<ul style="list-style-type: none"> <li>Buildings are to be generally setback a minimum of 6m from the front boundary. On corner lots buildings can be setback 3m from the secondary street boundary.</li> </ul>	Yes	Low density dwellings will have a front set back of a minimum of 8m to accommodate soft landscaping.



LOW DENSITY HOUSING DEVELOPMENT CONTROL PLAN	Complies?	Comments
<ul style="list-style-type: none"> <li>Buildings are to be setback 20m from creeks and major watercourses.</li> </ul>	Yes	
<ul style="list-style-type: none"> <li>Side and rear setbacks are generally 900mm from walls and 675mm to outer edge of roof gutter and eaves.</li> </ul>	Noted	Applicable at DA stage for dwellings.
<ul style="list-style-type: none"> <li>Buildings can be built to side and rear boundaries (zero setbacks) where:               <ul style="list-style-type: none"> <li>the building has maximum boundary wall height of 3m, unless matching an existing or simultaneously constructed wall;</li> <li>satisfactory legal arrangements for maintenance of boundary walls are in place;</li> <li>there is no adverse impact upon the amenity of the adjoining properties;</li> <li>there is no interruption to overland drainage paths;</li> <li>generally, should only occur on southern boundary;</li> <li>there are no openings in the boundary wall; and</li> <li>the wall is of fire rated masonry construction.</li> </ul> </li> </ul>	Noted	Applicable at DA stage for dwellings.
<b>DESIGN</b>		
<ul style="list-style-type: none"> <li>Buildings should be designed so as to be compatible with the desired future neighbourhood character of the area.</li> </ul>	Yes	Proposed building footprints and building controls are consistent with DCP controls and the prevailing existing neighbourhood character.
<ul style="list-style-type: none"> <li>Buildings are generally not to exceed 6m in height (generally no more than two storeys).</li> </ul>	No	Built form controls propose that low density and medium density housing are to be a maximum overall height of 8.5m above existing ground level and permits a building height up to two storeys.
<ul style="list-style-type: none"> <li>Make the design of buildings interesting and livable by incorporating some or all of these elements:               <ul style="list-style-type: none"> <li>decks;</li> <li>pergolas;</li> <li>verandahs;</li> <li>eaves;</li> <li>lattice; and</li> <li>climate control windows (i.e. louvres or small windows, selected glass).</li> </ul> </li> </ul>	Noted	Applicable at DA stage for dwellings.
<ul style="list-style-type: none"> <li>Use pier or pole construction on slopes in excess of 20%. A maximum of 1m cut or fill is allowed outside the buildings external walls.</li> </ul>	Yes	Geotechnical report recommends split level construction, pole house construction or other similar mode of construction that limits slope modifications. Refer to <b>Appendix 19</b> .
<ul style="list-style-type: none"> <li>Buildings are to be designed to enhance the street, by eliminating blank, featureless walls, which detract from the appearance of the street.</li> </ul>	Noted	Applicable at DA stage for dwellings.

LOW DENSITY HOUSING DEVELOPMENT CONTROL PLAN	Complies?	Comments
<ul style="list-style-type: none"> <li>Buildings should allow for some outlook to streets, lanes or other public space areas to increase surveillance and thereby provide for a safer environment.</li> </ul>	Yes	Many dwellings will be orientated to face open space and bushland areas.
<ul style="list-style-type: none"> <li>Minimise direct overlooking of living areas and private open space of other dwellings.</li> </ul>	Noted	Applicable at DA stage for dwellings.
<ul style="list-style-type: none"> <li>Building design should provide an appropriate scale to the streetscape.</li> </ul>	Yes	Building footprints and proposed built form controls will assist to provide an appropriate scale to the streetscape. This control is more applicable at DA stage for dwellings.
<ul style="list-style-type: none"> <li>Garages and parking structures are to be sited and designed so as not to dominate the street frontage.</li> </ul>	See comment	The proposed medium density housing built form controls permit parking in the front setback for selected dwellings. Refer to the Subdivision Concept Plan at <b>Appendix 8</b> .
<ul style="list-style-type: none"> <li>Where dual occupancy development is proposed and both dwellings will have frontage to the street, the dwellings are not to be mirror reversed.</li> </ul>	N/A	
<ul style="list-style-type: none"> <li>Make design energy efficient (refer to "Energy Efficiency" Information Sheet).</li> </ul>	Noted	Applicable at DA stage for dwellings.
<ul style="list-style-type: none"> <li>Fencing is not to be located along a boundary adjoining public land unless it is no greater than 1.5m high, and includes either a setback for landscaping purposes, or recesses for this same purpose.</li> </ul>	Yes	The proposed low density and medium density housing built form controls do not permit fences forward of the building line.
<b>SOLAR ACCESS</b>		
<ul style="list-style-type: none"> <li>Buildings should be designed to allow at least two hours of sunshine upon the living areas of adjacent dwellings and open space areas between 9.00 am and 3.00 pm on 22 June.</li> </ul>	Noted	Applicable at DA stage for dwellings.
<ul style="list-style-type: none"> <li>Where the possibility of overshadowing may occur, shadow diagrams are to be submitted to illustrate the shadows cast by the proposed building at 9.00am, 12.00 noon and 3.00pm on 22 June.</li> </ul>	Noted	Applicable at DA stage for dwellings.
<b>ENVIRONMENTAL CONSTRAINTS</b>		
<ul style="list-style-type: none"> <li>Special controls apply to areas that are subject to environmental constraints. These constraints relate to: <ul style="list-style-type: none"> <li>koala habitat;</li> <li>acid sulfate soils;</li> <li>contaminated land;</li> <li>flood prone land;</li> <li>bushfire hazard;</li> <li>obstacle height limit;</li> </ul> </li> </ul>	Yes	The proposed subdivision considers these environmental impacts.

LOW DENSITY HOUSING DEVELOPMENT CONTROL PLAN	Complies?	Comments
<ul style="list-style-type: none"> <li>○ aircraft noise; and</li> <li>○ heritage.</li> </ul>		
<ul style="list-style-type: none"> <li>• Refer to the following information sheets were relevant: <ul style="list-style-type: none"> <li>○ Koala Habitat Information Sheet;</li> <li>○ Acid Sulfate Soils Information Sheet;</li> <li>○ Contaminated Land Information Sheet;</li> <li>○ Flood Prone Land Information Sheet;</li> <li>○ Fire Hazard Information Sheet;</li> <li>○ Obstacle Height Limit Information Sheet; and</li> <li>○ Heritage Information Sheet.</li> </ul> </li> </ul>	Noted	
<b>PRIVATE OPEN SPACE</b>		
<ul style="list-style-type: none"> <li>• Each dwelling is to have private open space with direct connection to indoor living areas through sliding glass doors or other similar openings. This space should be oriented to provide for maximum year round use.</li> </ul>	Noted	Applicable at DA stage for dwellings.  Maximum building footprints are shown for each lot which demonstrates that adequate private open space is achievable on each lot.
<ul style="list-style-type: none"> <li>• A minimum of 90m2 is to be provided for each dwelling, preferably provided in one area. Consideration may be given to the division of this area into two areas, with the smallest portion being no less than 40m2.</li> </ul>	As above	
<ul style="list-style-type: none"> <li>• Each open space area is to have a minimum dimension of 4m and a slope not greater than 1 in 8.</li> </ul>	As above	
<ul style="list-style-type: none"> <li>• Private open space (including swimming pools) is not to be located at the front of a development adjoining public road, unless details of satisfactory fencing are included with the proposal.</li> </ul>	As above	
<ul style="list-style-type: none"> <li>• Dwellings are not to unreasonably compromise the private open space of nearby dwellings.</li> </ul>	As above	
<b>VEHICLE ACCESS AND PARKING</b>		
<ul style="list-style-type: none"> <li>• Car parking is to be provided behind the front setback at the following rate: <ul style="list-style-type: none"> <li>○ Small dwellings (≤100m2): 1 space per dwelling</li> <li>○ Large dwellings (&gt;100m2): 2 spaces per dwelling</li> </ul> </li> </ul>	Noted	Applicable at DA stage for dwellings.
<ul style="list-style-type: none"> <li>• Car parking areas should be incorporated into the building or provided at, or behind, the front setback of the building.</li> </ul>	Yes- except for medium density housing	Selected lots in the medium density housing precinct are shown with a car space in front setback. Refer to the Subdivision Concept Plan at <b>Appendix 8</b> and the Built Form Controls at <b>Appendix 9</b> .

LOW DENSITY HOUSING DEVELOPMENT CONTROL PLAN	Complies?	Comments
<ul style="list-style-type: none"> <li>Where more than one space is required one parking space is allowed between the dwelling and the front boundary. Parking spaces shall be designed in accordance with Australian Standard 2890.1 and 2890.2.</li> </ul>	Noted	Applicable at DA stage for dwellings.
<ul style="list-style-type: none"> <li>Visitor/overflow car parking is to be provided at a rate of <b>one space per every five dwellings or part thereof.</b></li> </ul>	As above	
<ul style="list-style-type: none"> <li>Visitor/overflow car parking is to be provided within the development site. Visitor/overflow parking is to be behind the front setback and freely accessible at all times.</li> </ul>	As above	
<ul style="list-style-type: none"> <li>Visitor/overflow car parking where proposed must be clearly detailed in the development documentation.</li> </ul>	As above	
<ul style="list-style-type: none"> <li>To reduce the impacts of stormwater runoff, improve visual amenity, and maintain on-street car parking driveways should be minimised.</li> </ul>	As above	
<ul style="list-style-type: none"> <li>A driveway, which serves a maximum of three dwellings, is to have a minimum paved width of 2m.</li> </ul>	As above	
<ul style="list-style-type: none"> <li>A shared driveway, which serves three or more dwellings, is to have a minimum paved width of 4.5m at the street, continuing at this width to a depth of 6m.</li> </ul>	As above	
<ul style="list-style-type: none"> <li>Long driveways may require 'passing points' (particularly on busy roads).</li> </ul>	As above	
<ul style="list-style-type: none"> <li>Provision is to be made for vehicles to enter and leave the site in a forward direction, where the site is: <ul style="list-style-type: none"> <li>steep;</li> <li>fronts a busy road;</li> <li>has three or more dwellings on it;</li> <li>subject to high pedestrian use; or</li> <li>where driveways are more than 30m in length.</li> </ul> </li> </ul> <p>Turning areas are to be designed to allow the 85% Design Car Turning Path.</p>	As above	
<b>DEVELOPER CONTRIBUTIONS</b>		
<ul style="list-style-type: none"> <li>Developer contributions are payable for any development creating two or more dwellings on one lot.</li> </ul>	N/A	
<b>EROSION AND SEDIMENT CONTROL</b>		

LOW DENSITY HOUSING DEVELOPMENT CONTROL PLAN	Complies?	Comments
<ul style="list-style-type: none"> <li>For proposals for three or more dwellings an Erosion and Sediment Control Plan is required to be submitted to and approved by Council prior to the release of the construction certificate; refer "Erosion and Sediment Control on Building and Development Sites – Policy and Code of Practice".</li> </ul>	Yes	Refer to the Engineering Drawings at <b>Appendix 21</b> .
<ul style="list-style-type: none"> <li>For proposals for two or less dwellings the following is required:               <ul style="list-style-type: none"> <li>three strips of turf parallel to, and against, the kerb;</li> <li>coarse gravel to define a single construction access no more than 3m wide;</li> <li>install sediment fence:                   <ul style="list-style-type: none"> <li>along the road frontage</li> <li>immediately upslope of the turf strips or around the low side of the area of construction if the site slopes away from the road;</li> <li>around the low side of stockpiles; and</li> <li>with the ends of the fences turned upslope;</li> <li>all stockpiles of topsoil, sand, aggregate, spoil, vegetation or other material capable of being moved by running water shall be stored clear of any drainage lines, easements or natural watercourses, footpath, kerb or road surface; before roofing material is laid, temporary or permanent guttering and downpipes shall be installed and connected to an approved stormwater disposal system; and</li> <li>all disturbed areas shall be rendered erosion resistant by revegetation or landscaping within four weeks of building activities being completed or suspended.</li> </ul> </li> </ul> </li> </ul>	Noted	Applicable at DA stage for dwellings.
<b>SERVICES</b>		
<b>Water Meters</b> <ul style="list-style-type: none"> <li>A separate water meter is to be provided for each dwelling and is to be readily accessible to Council's meter reader.</li> </ul>	Noted	Applicable at DA stage for dwellings.
<b>Water and Sewerage Services</b> <ul style="list-style-type: none"> <li>Where Torrens Title subdivision is proposed, separate water and sewerage connection from Council's mains is to be provided for each lot.</li> <li>Water and sewerage connections, where not available to a lot will require the extension of Council's mains to service that lot.</li> </ul>	Yes	Refer to the Engineering Drawings at <b>Appendix 21</b> .
<b>Stormwater</b> <ul style="list-style-type: none"> <li>All stormwater is to be directed to the street drainage system, or to an inter-allotment drainage easement where available. Surface water is not to be</li> </ul>	As above	

LOW DENSITY HOUSING DEVELOPMENT CONTROL PLAN	Complies?	Comments
directed to neighbouring properties. Stormwater to kerb connections are to be via kerb adapter units. House fencing should not obstruct overland flows of water. House floor levels must be at least 300mm above finished ground level.		

SUBDIVISION DCP	Complies?	Comments
<b>Subdivision and Road Design</b>		
Subdivisions should be designed consistent with the relevant Development Control Plans (DCP) and Information Sheets: <ul style="list-style-type: none"> <li>• Moonee DCP;</li> <li>• North Bonville DCP;</li> <li>• Boambee Creek DCP;</li> <li>• West Coffs Information Sheet; and</li> <li>• North Boambee Valley Information Sheet.</li> </ul>	Yes	The proposed development is consistent with the North Bonville DCP
Subdivisions should be designed having regard to the environmental constraints which are outlined in the following Information Sheets: <ul style="list-style-type: none"> <li>• Koala Habitat;</li> <li>• Acid Sulfate Soils;</li> <li>• Contaminated Land;</li> <li>• Flood Prone Land;</li> <li>• Landform Modification; and</li> <li>• Fire Hazard.</li> </ul>	Yes	The development is designed in accordance with these environmental constraints.
The road hierarchy of subdivisions should also reflect road function, and should be designed in accordance with Schedule 1.	Yes	The proposed road hierarchy reflects road function and street tree planting reflects hierarchy and creates character for streets.
The layout of new roads should be designed so as to: <ul style="list-style-type: none"> <li>• provide road links to adjoining properties;</li> <li>• facilitate the use of public transport;</li> <li>• achieve efficient access to all lots;</li> <li>• encourage safe levels of vehicle speed;</li> <li>• provide adequate sight distances (particularly at intersections);</li> <li>• provide efficient access for service vehicles (bushfire and garbage trucks);</li> <li>• provide for safe and functional vehicle and pedestrian movement; and</li> <li>• provide for landscaping, utility services, driveways, mailboxes, street lighting, etc.</li> </ul>	Yes	Refer to the Traffic Management Plan at <b>Appendix 23</b> for details.
The layout of main roads should also, where possible, provide road networks based on a grid pattern so as to: <ul style="list-style-type: none"> <li>• provide for more memorable places, making it easier to find one's way around (legible);</li> <li>• provide persons with a high degree of directional choice (permeable).</li> </ul>	Yes	The proposed subdivision is based on a grid pattern.

SUBDIVISION DCP	Complies?	Comments
Cul-de-sacs should be avoided, but if used should be short in length.	Yes	There is only one cul de sac is proposed and the access road is short in length.
Lots are to be designed to allow the construction of a dwelling which does not involve more than 1m cut or fill, measured from natural ground level, outside the dwellings external walls. In some instances a geotechnical report may be required when subdividing steep land.	Yes	The construction of the dwelling will not require more than 1 metres cut or fill.
Subdivisions should be designed to minimize impacts on the natural environment and retain significant landscape features.	Yes	Natural features (EEC, other bushland) will be retained. The EEC adjacent to the watercourses will be rehabilitated and strengthened with further areas of planting.
<b>Energy Efficiency – Lot Orientation</b>		
Subdivisions should be designed to maximise solar access.	Yes	Orientation of lots will maximise solar access.
Where possible roads are to be orientated so that the majority of their length are within the range N20oW to N20oW to N30oE or E20oN to E30oS.	Noted	
On sloping sites, north-facing slopes improve opportunities for solar access while south facing slopes impose a penalty on solar access. Accordingly, smaller lots should be concentrated on northern slopes and large lots on southern slopes.N30oE or E20oN to E30oS.	Yes	The smallest lots (future medium density housing) are located on northern slopes.
<b>Density (Minimum Lot Size)</b>		
Subdivisions are not to produce lots which have areas less than that set out below:		
<b>Residential 2A</b>		
Subdivisions are not to produce vacant lots significantly smaller than other lots in the neighbourhood. This is to avoid the creation of lots which might lead to housing out of character with that in the neighbourhood. Where small lots are proposed, applications will need to be for subdivision and housing, with housing to commence before the Subdivision Certificate is issued.  The minimum area for lots is 400m2, and 500m2 for lots fronting the head of a cul-de-sac.	Yes	The minimum lot size fronting the cul de sac is 680m <sup>2</sup>



SUBDIVISION DCP	Complies?	Comments
<p>All lots are to have a minimum 4m frontage* to public road**, except:</p> <ul style="list-style-type: none"> <li>- 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;</li> <li>- lots which have frontage to a cul-de- sac head; these lots are to have a minimum frontage of 10m.</li> </ul>	Yes	The minimum frontage of lots to the cul de sac is 10m <sup>2</sup> .
<b>Business, Industrial, Special Use and Open Space</b>		
There is no minimum lot size within these zones. Lot size is determined having regard to the merit of the subdivision.	N/A	
<b>Environmental Protection 7A</b>		
<p>The minimum lot size is 40 hectares.</p> <p>Where land is partly zoned Environmental Protection 7A and Rural 1A or Rural 1B, each lot must include the minimum area of rural land as set out above.</p> <p>Where land is partly zoned Environmental Protection 7A and residential, each lot must contain an adequate building envelope outside the Environmental Protection 7A zone; and, must be desirable for achieving the long-term management of the Environmental Protection 7A zone.</p>	N/A	This land is proposed to be dedicated at no cost to NPWS for their care control and management.
<b>General</b>		
<p><b>Urban Areas</b></p> <p>Subdivisions in urban areas are generally required to provide infrastructure to all lots including:</p> <ul style="list-style-type: none"> <li>- road;</li> <li>- footpath;</li> <li>- kerb and gutter;</li> <li>- drainage;</li> <li>- reticulated sewer and water;</li> <li>- telecommunications;</li> <li>- street lighting; and</li> <li>- electricity.</li> </ul>	Yes	Refer to Engineering Drawings at <b>Appendix 21</b> and the requirements of the North Bonville Developer Contributions Plan. The developer will provide contributions listed in this contributions plan.
<b>Stormwater Drainage</b>		

SUBDIVISION DCP	Complies?	Comments
Stormwater drainage shall be designed and provided in accordance with Council's Development Design and Construction Specification. The design details will need to be approved by Council before the drainage is provided, and will need to be completed to Council's satisfaction prior to the issue of the Subdivision Certificate.	Yes	The Stormwater Management Strategy ( <b>Appendix 14</b> ) and Stormwater Concept Plan ( <b>Appendix 21</b> ) were prepared in accordance with Council's WSUD Policy and related stormwater specifications.
Stormwater is to be gravity drained to Council's drainage system. In some circumstances inter-allotment drainage easements over downstream properties may be required. This will necessitate a letter of consent from the owner(s) of the downstream properties to be submitted with the development application. Drainage from sites should reflect the pre-existing or natural situation in terms of location, quantity, quality and velocity.	Yes	Stormwater will be treated on site by a suite of WSUD measures including bio-retention swales, bio-retention basins, and Gross Pollutant Traps. This will see an improvement in the water quality of runoff post-development compared to existing conditions.
<b>Utility Services</b>		
Utility services must be extended to all lots within a subdivision in accordance with the following table (except for common property in community title and strata subdivisions): Council's water main: Yes Council's sewer main: Yes Telephone: Yes* Electricity: Yes* * = In greenfield subdivisions these services must be underground. Conditions on the development consent will outline how, when and to what standard, these services are to be provided.	Yes	Refer to the Engineering Services report ( <b>Appendix 22</b> ) and Engineering Drawings ( <b>Appendix 21</b> ).
<b>Erosion and Sediment Control</b>		
Subdivisions should be designed to minimize the disturbance of lands with topographical constraints. Conditions on the development consent will indicate whether erosion and sediment controls will be necessary, and if so, these controls will need to be in place before site works commence. The controls will need to be provided in accordance with Council's "Erosion and Sediment Control or Building and Development Sites Policy and Code of Practice".	Yes	Refer to the Engineering Drawings for Sediment and Erosion Concept Details ( <b>Appendix 21</b> ) and the Stormwater Management Strategy ( <b>Appendix 14</b> ).
<b>Street Tree Masterplan</b>		
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. * = Where public road is proposed, and may be required for community title	Yes	Refer to the Landscape Concept Masterplan for the proposed development at <b>Appendix 11</b> .

SUBDIVISION DCP	Complies?	Comments
subdivisions.		

MEDIUM DENSITY HOUSING DCP	Complies?	Comments
<b>DENSITY</b>		
<input type="checkbox"/> Density is not to exceed one dwelling per 200m <sup>2</sup> of site area.	Yes	Proposed low density lots are not smaller than 200m <sup>2</sup> .
<input type="checkbox"/> A minimum area of 88m <sup>2</sup> is to be provided for each dwelling for landscaping.	Noted	Applicable at Development Application stage for dwellings.
<input type="checkbox"/> For three or more dwellings the frontage of the property is to be at least 5.5m wide, so as to provide sufficient area to the side of the driveway for services such as water meter and mail box, as well as landscaping. For every additional dwelling over three, the width of the frontage of the property to the street is to be increased by 1m (i.e. four dwellings, frontage of 6.5m). <b>Note:</b> <b>Landscaping is that part of the lot not used for driveways, car spaces or buildings.</b>	Yes	
<b>SETBACKS</b>		
<input type="checkbox"/> Buildings are to be generally setback 6m from the front boundary.	Yes	The front setback of medium density dwellings is to conform to the maximum building footprints shown on the concept subdivision plan.
<input type="checkbox"/> Side and rear setbacks are to be generally 3m, with a reduced setback to 1m where the building height is less than 3m. <input type="checkbox"/> Buildings can be built to the side and rear boundaries (zero setbacks) where: <ul style="list-style-type: none"> <li>- the building has maximum boundary wall height of 3m, unless matching an existing or simultaneously constructed wall;</li> <li>- satisfactory legal arrangements for maintenance of boundary walls are in place;</li> <li>- there is no adverse impact upon the amenity of the adjoining properties;</li> <li>- there is no interruption to overland drainage paths;</li> </ul>	Yes	The Medium Density Built Form Controls Plan shows attached dwellings are to be provided. Refer to <b>Appendix 9</b> .

MEDIUM DENSITY HOUSING DCP	Complies?	Comments
<ul style="list-style-type: none"> <li>- there are no openings in the boundary wall; and</li> <li>- the wall is of fire rated masonry construction.</li> </ul>		
<b>DESIGN</b>		
<input type="checkbox"/> Buildings are not to exceed 6m in height (generally no more than two storeys). <b>Note:</b> <b>Height means the distance measured vertically from any point on the eaves of the building to the natural ground level immediately below that point.</b>	No	The Medium Density Built Form Controls Plan requires that medium density dwellings are not to exceed 8.5m above existing ground level. Refer to <b>Appendix 9</b> .
Make the design of buildings interesting and livable by incorporating some or all of these elements: <ul style="list-style-type: none"> <li>- decks;</li> <li>- pergolas;</li> <li>- verandahs and balconies;</li> <li>- hoods (window/door);</li> <li>- wide eaves;</li> <li>- lattice;</li> <li>- climate control windows (ie louvers or small windows);</li> <li>- pitched roofs; and</li> <li>- a mix of light weight materials.</li> </ul>	Noted	Applicable at Development Application stage for dwellings.
Use pier or pole construction on slopes in excess of 20%. A maximum of 1m cut & fill is allowed outside the buildings external walls.	Yes	Geotechnical Report recommends this construction type on slopes exceeding 20%. Refer to <b>Appendix 19</b> .
Fencing is not to be located along a boundary adjoining public land unless it is no greater than 1.5m high, and includes either a setback for landscaping purposes, or recesses for this same purpose.	Noted	The height of the rear fencing can be maximum 1.5m at these locations.
<b>Note:</b> <b>Council is not bound to enforce S88B instruments in private matters such as developer preferred building materials.</b>	Noted	
Minimise direct overlooking of living areas and private open space of other dwellings.	Noted	Applicable at Development Application stage for dwellings.
Building design should provide an appropriate scale to the streetscape.	Noted	Applicable at Development Application stage for dwellings.
Make design energy efficient refer to "Energy Efficiency" Information Sheet.	Noted	The Medium Density Built Form Controls Plan seeks to achieve this. Applicable at Development Application stage for dwellings.

MEDIUM DENSITY HOUSING DCP	Complies?	Comments
Special emphasis should be given to the design of buildings on corner allotments, including consideration of the following:		
<input type="checkbox"/> how the building addresses its neighbouring buildings, open space, dual frontage;	Noted	Applicable at Development Application stage for dwellings.
<input type="checkbox"/> giving the corner a splayed, concave, convex or square recess treatment or a taller building element such that it gives form to the intersection; and	Noted	Applicable at Development Application stage for dwellings.
<input type="checkbox"/> the use of modulated designs to break up the building form.	Noted	Applicable at Development Application stage for dwellings.
Buildings should not exceed a total length of 45m. Wall planes should not exceed 30m in length without the roof and wall design being broken.	Noted	Applicable at Development Application stage for dwellings.
Buildings are to be designed to make a positive contribution to the street, by eliminating blank, featureless walls.	Noted	Applicable at Development Application stage for dwellings.
Buildings should allow for some outlook to streets, lanes or other public space areas to increase surveillance and thereby provide for a safer environment.	Noted	Applicable at Development Application stage for dwellings. Many proposed lots are orientated to overlook public reserve.
<b>SOLAR ACCESS</b>		
Buildings should be designed to allow at least two hours of sunshine upon the living areas of adjacent dwellings and open space areas between 9.00 am and 3.00 pm on 22 June.	Noted	Applicable at Development Application stage for dwellings.
Where the possibility of overshadowing may occur, shadow diagrams are to be submitted to illustrate the shadows cast by the proposed building at 9.00am, 12.00 noon and 3.00pm on 22 June.	Noted	Applicable at Development Application stage for dwellings.
<b>PRIVATE OPEN SPACE</b>		
Each dwelling is to have 32m <sup>2</sup> of private open space with direct connection to indoor living areas.	Noted	Applicable at Development Application stage for dwellings.
Private open space areas are to have a minimum dimension of 3m and a slope not greater than 1 in 8.	Noted	Applicable at Development Application stage for dwellings.
Private open space (including swimming pools) is not to be located at the front of a development adjoining public road, unless details of satisfactory fencing are included with the proposal.	Noted	Applicable at Development Application stage for dwellings.

MEDIUM DENSITY HOUSING DCP	Complies?	Comments				
<b>ENVIRONMENTAL CONSTRAINTS</b>						
Special controls apply to areas that are subject to environmental constraints. These constraints relate to: - koala habitat; - acid sulfate soils; - contaminated land; - flood prone land; - fire hazard; - obstacle height limit; and - aircraft noise.	Noted	These environmental constraints have been considered in the subdivision planning and design.				
Refer to the following information sheets where relevant: - Koala Habitat Information Sheet; - Acid Sulfate Soils Information Sheet; - Contaminated Land Information Sheet; - Flood Prone Land Information Sheet; - Fire Hazard Information Sheet; - Obstacle Height Limit Information Sheet; and - Aircraft Noise Information Sheet;	Noted	As above				
<b>Note:</b> <b>The constraints maps can be viewed at Council.</b>						
<b>VEHICLE ACCESS AND PARKING</b>						
<b>Parking</b>						
Garages and parking structures are to be sited and designed so as not to dominate the street frontage.	Yes	The Medium Density Built Form Controls Plan notes that “ <i>Other than where indicated, garages and car ports are located behind the front building line. Where indicated on the Concept Subdivision Plan, car ports and car parking is permitted in the front setback.</i> ”				
Car parking is to be provided behind the front setback at the following rate: <table><tr><th>Dwelling Type (GFA)</th><th>Parking Requirement per dwelling</th></tr><tr><td>Small Dwellings (≤100m2 ) Large Dwellings (&gt;100m2)</td><td>1 space 2 spaces</td></tr></table>	Dwelling Type (GFA)	Parking Requirement per dwelling	Small Dwellings (≤100m2 ) Large Dwellings (>100m2)	1 space 2 spaces	Noted	See above.  Applicable at Development Application stage for dwellings.
Dwelling Type (GFA)	Parking Requirement per dwelling					
Small Dwellings (≤100m2 ) Large Dwellings (>100m2)	1 space 2 spaces					
Where two spaces per dwelling are required, one parking space is allowed between the dwelling and the front boundary.	Noted	See above				

MEDIUM DENSITY HOUSING DCP	Complies?	Comments
Parking spaces shall be designed in accordance with Australian Standard 2890.1 and 2890.2.	Noted	Applicable at Development Application stage for dwellings.
Minimum internal dimensions of enclosed garages is 3m x 6m.	Noted	Applicable at Development Application stage for dwellings.
Minimum headroom in undercover parking is 2.1m.	Noted	Applicable at Development Application stage for dwellings.
Garage doors and parking spaces can be widened if manoeuvring areas are limited.	Noted	Applicable at Development Application stage for dwellings.
<b>Note: GFA – Gross Floor Area – area within outer face of external walls excluding car parking areas and balconies.</b>		
<b>Visitor/Overflow Car Parking Requirements for all Residential Development</b>		
Visitor/overflow car parking is to be provided at a rate of <b>one space per every five dwellings or part thereof.</b>	Noted	Applicable at Development Application stage for dwellings.
Visitor/overflow car parking is to be provided within the development site. Visitor/overflow parking is to be behind the front setback and freely accessible at all times.	Noted	Applicable at Development Application stage for dwellings.
Visitor/overflow car parking where proposed must be clearly detailed in the development documentation.	Noted	Applicable at Development Application stage for dwellings.
For additional information on car parking provisions, please refer to the Off Street Car Parking DCP.	Noted	Applicable at Development Application stage for dwellings.
<b>Driveways</b>		
<input type="checkbox"/> To reduce the impacts of stormwater runoff, improve visual amenity, and maintain on-street car parking driveways should be minimised.	Noted	
<input type="checkbox"/> A driveway, which serves a maximum of three dwellings, is to have a minimum paved width of 2m	N/A	
<input type="checkbox"/> A shared driveway, which serves three or more dwellings, is to have a minimum paved width of 4.5m at the street, continuing at this width to a depth of 6m.	N/A	

MEDIUM DENSITY HOUSING DCP	Complies?	Comments
<input type="checkbox"/> Long driveways may require 'passing points' (particularly on busy roads).	N/A	
Provision is to be made for vehicles to enter and leave the site in a forward direction, where, the site is steep, the site fronts a busy road, the site has three or more dwellings on it, the street has high pedestrian use and where driveways are more than 30m in length. Turning areas are to be designed to allow the 85% Design Car Turning Path.	N/A	
Driveways should have gradients less than 16% and the driveway grade should not change by more than 11% for every 1.4m of driveway.	Noted	Applicable at Development Application stage for dwellings.
Vehicle access and exit from car parking areas shall not comprise more than one reversing movement.	Noted	Applicable at Development Application stage for dwellings.
<b>DEVELOPER CONTRIBUTIONS</b>		
Developer contributions are payable for any development creating two or more dwellings on one lot.	N/A – as dual occupancy is not proposed.	However, developer contributions will be paid in accordance with the North Bonville Developer Contributions Plan.
<b>Note:</b> <b>Developer contributions are a monetary payment to fund increased demand for public facilities generated by the development.</b>		
<b>LANDSCAPING</b>		
A landscape plan prepared by a qualified landscape architect or designer, is to be submitted showing the location of existing trees, proposed landscaping and trees to be removed or retained.	Yes	The Project Application includes a Landscape Concept Plan.
Landscaping should be provided in front and side setback areas and other areas of the site to improve the streetscape, soften the appearance of buildings and paved areas and to provide shade, shelter and visual screening.	Noted	Subject to development applications for dwellings.
Landscaping should include species that will grow to a height consistent with the building height.	As above	
The landscaping should include one tree (to building height), one tall shrub (min. 4m tall) and six shrubs (min. 1m tall) per unit.	As above	



MEDIUM DENSITY HOUSING DCP	Complies?	Comments
<b>Note:</b> Refer to the Landscaping Information Sheet for guidelines on landscape planning and species selection.		
<b>EROSION AND SEDIMENT CONTROL</b>		
For proposals for three or more dwellings an Erosion and Sediment Control Plan is required to be submitted to and approved by Council prior to the release of the construction certificate; refer "Erosion and Sediment Control on Building and Development Sites – Policy and Code of Practice".	Yes	Refer to the Engineering Drawings for Sediment and Erosion Concept Details ( <b>Appendix 21</b> ) and the Stormwater Management Strategy ( <b>Appendix 14</b> ).
For proposals for two or less dwellings the following is required: - three strips of turf parallel to, and against, the kerb; - coarse gravel to define a single construction access no more than 3m wide; - install sediment fence: <input type="checkbox"/> along the road frontage immediately upslope of the turf strips or around the low side of the area of construction if the site slopes away from the road; <input type="checkbox"/> around the low side of stockpiles; and <input type="checkbox"/> with the ends of the fences turned upslope; - all stockpiles of topsoil, sand, aggregate, spoil, vegetation or other material capable of being by running water shall be stored clear of any drainage lines, easements or natural watercourses, footpath, kerb or road surface; - before roofing material is laid, temporary or permanent guttering and downpipes shall be installed and connected to an approved stormwater disposal system; and - all disturbed areas shall be rendered erosion resistant by revegetation or landscaping within four weeks of building activities being completed or suspended.	N/A	
<b>INFRASTRUCTURE</b>		
The following must be provided for the street or lane frontage of the property: - sealed road pavement; - concrete kerb and gutter; - concrete footpath; - piped stormwater drainage; - if access is to be via a lane, the lane is to be constructed full width from at least one street.	Yes	These will be provided. However in some locations (for eg. Collector road) a bio-retention swale will be provided.

MEDIUM DENSITY HOUSING DCP	Complies?	Comments
<b>SERVICES</b>		
<b>Water Meters</b>		
A separate water meter is to be provided for each dwelling and is to be readily accessible to Council's meter reader.	Noted	Subject to development applications for dwellings.
<b>Mains Extensions</b> Water and sewerage connections, where not available to the lot, will require the extension of Council's mains to service that lot.	Yes	The Engineering Services report notes that all lots will have reticulated sewerage. Several lots (17) will require installation of a low pressure system to allow gravitation to the system. Refer to <b>Appendix 22</b> .
<b>Stormwater</b>		
All stormwater is to be directed to the street drainage system or inter-allotment drainage easement where available.	Yes	Note: the street drainage system in some locations can comprise a bio-retention swale or GPT leading to a bio-retention basin.
A stormwater detention system is required for all development except where directly connected to a trunk drainage system or water body or it is demonstrated that the downstream drainage system can cope with runoff from the development.	Yes	There are six bio-retention basins proposed on site which will detain and treat stormwater.
<b>Note:</b> <b>Interallotment drainage via easements may be required</b>		
<b>Garbage Services</b>		
Provision should be made for the storage of garbage and recycling bins within 6m of the front property boundary.	Noted	Subject to development applications for dwellings.
Garbage areas are to be easily accessible, screened, and provided with a hose cock to allow cleaning.	Noted	Subject to development applications for dwellings.
<b>Letterboxes</b> Provision should be made for letterboxes located as compact and close to the front boundary entrance as practical.	Noted	Subject to development applications for dwellings.

SEPP NO. 71 - COASTAL PROTECTION	Complies?	Comments
<b>2 Aims of Policy</b>		
(1) This Policy aims: (a) to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast, and	Noted	Natural, cultural and recreational attributes will be protected.
(b) to protect and improve existing public access to and along coastal foreshores to the extent that this is compatible with the natural attributes of the coastal foreshore, and	N/A	The site is not located next to a coastal foreshore.
(c) to ensure that new opportunities for public access to and along coastal foreshores are identified and realised to the extent that this is compatible with the natural attributes of the coastal foreshore, and	N/A	See above.
(d) to protect and preserve Aboriginal cultural heritage, and Aboriginal places, values, customs, beliefs and traditional knowledge, and	Yes	Refer to the Cultural Heritage Assessment at <b>Appendix 12</b> .
(e) to ensure that the visual amenity of the coast is protected, and	Yes	The site is not located on coastal foreshore and is not visible from the foreshore.
(f) to protect and preserve beach environments and beach amenity, and	N/A	
(g) to protect and preserve native coastal vegetation, and	Yes	Native vegetation on site will be protected.
(h) to protect and preserve the marine environment of New South Wales, and	N/A	Water quality discharge from the site will be an improvement post-development compared to the existing situation.
(i) to protect and preserve rock platforms, and	N/A	
(j) to manage the coastal zone in accordance with the principles of ecologically sustainable development (within the meaning of section 6 (2) of the <i>Protection of the Environment Administration Act 1991</i> ), and	Yes	The proposed subdivision retains native vegetation, including EECs, rehabilitates EECs, dedicates land for riparian corridors, dedicates land to Bongil Bongil National Park, and will improve the water quality discharge from the site compared to existing situation.
(k) to ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area, and	Yes	The site is visually contained. The only views into the site are from Lyons Road and some areas of the adjacent existing low density housing. The proposed areas of housing will site lower than existing occupied dwellings.
(l) to encourage a strategic approach to coastal management.	Noted	

SEPP NO. 71 - COASTAL PROTECTION	Complies?	Comments
<b>4 Land and development to which Policy applies</b> (1) This Policy applies to land the whole or any part of which is within the coastal zone, except as provided by this clause.	Yes	The site is located in the Coastal Zone.
<b>Part 2 Matters for consideration</b>		
<b>7 Application of clause 8 matters</b> The matters for consideration set out in clause 8: (a) should be taken into account by a council, when it prepares a draft local environmental plan that applies to land to which this Policy applies, and (b) are to be taken into account by a consent authority when it determines a development application to carry out development on land to which this Policy applies.	Noted	
<b>8 Matters for consideration</b>		
The matters for consideration are the following: (a) the aims of this Policy set out in clause 2,	Yes – see above	
(b) existing public access to and along the coastal foreshore for pedestrians or persons with a disability should be retained and, where possible, public access to and along the coastal foreshore for pedestrians or persons with a disability should be improved,	N/A	The site is not located next to the coastal foreshore.
(c) opportunities to provide new public access to and along the coastal foreshore for pedestrians or persons with a disability,	N/A	See above
(d) the suitability of development given its type, location and design and its relationship with the surrounding area,	Yes	Refer to "Suitability of the Site" at Section 4.1.
(e) any detrimental impact that development may have on the amenity of the coastal foreshore, including any significant overshadowing of the coastal foreshore and any significant loss of views from a public place to the coastal foreshore,	N/A	The site is not located next to the coastal foreshore.
(f) the scenic qualities of the New South Wales coast, and means to protect and improve these qualities,	Yes	The bushland within and surrounding the site will be retained and the riparian corridor will be rehabilitated.
(g) measures to conserve animals (within the meaning of the <i>Threatened Species Conservation Act 1995</i> ) and plants (within the meaning of that Act), and their habitats,		See comment above. This will assist in conserving flora and fauna.  Land will be dedicated to NPWS and Council for conservation purposes.  Refer to the Ecological Assessment report at <b>Appendix 15</b> .

SEPP NO. 71 - COASTAL PROTECTION	Complies?	Comments
(h) measures to conserve fish (within the meaning of Part 7A of the <i>Fisheries Management Act 1994</i> ) and marine vegetation (within the meaning of that Part), and their habitats	Yes	Discharge of water quality from the site will be improved post-development than the existing situation. Riparian corridors will be rehabilitated with riparian vegetation.
(i) existing wildlife corridors and the impact of development on these corridors,	Yes	Existing wildlife corridors will be retained. The riparian corridor (and EEC) will be protected and rehabilitated
(j) the likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards,	Yes	Flooding impacts on the development have been assessed, including in relation to climate change sea level impacts. The development will not significantly exacerbate flood storage levels in the Bonville Road area.
(k) measures to reduce the potential for conflict between land-based and water-based coastal activities,	N/A	
(l) measures to protect the cultural places, values, customs, beliefs and traditional knowledge of Aboriginals,	Yes	The Cultural Heritage Plan recommends that topsoil is removed before construction for the removal and relocation of potential items of cultural heritage significance.
(m) likely impacts of development on the water quality of coastal waterbodies,	Yes	Discharge of water quality from the site will be improved post-development than the existing situation. Riparian corridors will be rehabilitated with planting of new riparian vegetation.
(n) the conservation and preservation of items of heritage, archaeological or historic significance,	Yes	The Cultural Heritage Plan recommends that topsoil is removed before construction for the removal and relocation of potential items of cultural heritage significance.
(o) only in cases in which a council prepares a draft local environmental plan that applies to land to which this Policy applies, the means to encourage compact towns and cities,	Noted	
(p) only in cases in which a development application in relation to proposed development is determined: (i) the cumulative impacts of the proposed development on the environment, and (ii) measures to ensure that water and energy usage by the proposed development is efficient.	Yes	The cumulative impacts of the development in the context of other potential future development have been assessed in relation to impacts on flood storage levels at Bonville Road. Measures for water and energy usage will be addressed at development application stage for dwellings.
<b>Part 4 Development control</b> <b>12 Application of Part</b> This Part applies to all development on land to which this Policy applies.	Noted	
<b>13 Flexible zone provisions</b> A provision of an environmental planning instrument that allows development within a zone to be consented to as if it were in a neighbouring zone, or a similar provision, has no effect.	N/A	
<b>14 Public access</b> A consent authority must not consent to an application to carry out development on land to which this Policy applies if, in the opinion of the consent authority, the development will, or is likely to, result in the impeding or diminishing, to any extent,	N/A	

SEPP NO. 71 - COASTAL PROTECTION	Complies?	Comments
of the physical, land-based right of access of the public to or along the coastal foreshore.		
<b>15 Effluent disposal</b> The consent authority must not consent to a development application to carry out development on land to which this Policy applies in which effluent is proposed to be disposed of by means of a non-reticulated system if the consent authority is satisfied the proposal will, or is likely to, have a negative effect on the water quality of the sea or any nearby beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or a rock platform.	Yes	The subdivision will be served by reticulated sewer.
<b>16 Stormwater</b> The consent authority must not grant consent to a development application to carry out development on land to which this Policy applies if the consent authority is of the opinion that the development will, or is likely to, discharge untreated stormwater into the sea, a beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or onto a rock platform.	Yes	All stormwater on site will be treated by a WSUD treatment train so that the water quality discharge from the site post-development will be an improvement compared to the existing situation.
<b>Part 5 Master plans</b>		
<b>17 Definition of “master plan”</b> In this Part: <b>master plan</b> means a document consisting of written information, maps and diagrams that outlines proposals for development of the land to which the master plan applies.	Noted	
<b>18 Master plan required before certain consents may be granted</b> (1) A consent authority must not grant consent for: (a) subdivision of land within a residential zone, or a rural residential zone, if part or all of the land is in a sensitive coastal location, or (b) subdivision of land within a residential zone that is not identified as a sensitive coastal location into: (i) more than 25 lots, or (ii) 25 lots or less, if the land proposed to be subdivided and any adjoining or neighbouring land in the same ownership could be subdivided into more than 25 lots, or (c) subdivision of land within a rural residential zone that is not identified as a sensitive coastal location into more than 5 lots, unless: (d) the Minister has adopted a master plan for the land, including any adjoining or neighbouring land in the same ownership, as referred to in paragraph (b) (ii), or (e) the Minister, after consulting the Natural Resources Commission, has, under	Yes	The proposed development is for the subdivision of land in the Coastal Zone, that is not located in a Sensitive Coastal location, into more than 25 lots. A Masterplan (Concept Subdivision Plan) has been prepared for the proposed development.

SEPP NO. 71 - COASTAL PROTECTION	Complies?	Comments
<p>subclause (2), waived the need for a master plan for the whole or a specified part of the land referred to in paragraph (d).</p> <p>(2) The Minister may waive the need for a master plan to be adopted because of the nature of the development concerned, the adequacy of other planning controls that apply to the proposed development or for other such reasons as the Minister considers sufficient.</p>		
<p><b>19 Consent authority to consider master plan</b> A consent authority must not determine a development application for development on land to which this Policy applies unless the consent authority has taken into consideration the provisions of a master plan adopted under this Part.</p> <p><b>20 Preparation of master plans</b> (1) A draft master plan may be prepared by or on behalf of the owner or lessee of the land concerned.</p>	Yes	See above.
<p>(2) A draft master plan is to illustrate and demonstrate, where relevant, proposals for the following:</p> <p>(a) design principles drawn from an analysis of the site and its context,</p>	Yes	The subdivision design (roads and orientation of lots) follows the topography of land and lots address open space. Maximum building footprints and Built Form Controls have been prepared.
<p>(b) desired future locality character,</p>	Yes	The Subdivision Concept Plan (showing building footprints) and the Built Form controls, together with the Landscape Concept Masterplan, indicate the desired future locality character.
<p>(c) the location of any development, considering the natural features of the site, including coastal processes and coastal hazards,</p>	Yes	Flooding impacts on development have been assessed, including in relation to climate change sea level impacts. The development will not significantly exacerbate flood storage levels in the Bonville Road area. The proposed location for building footprints shows that they are located above any flooding impacts and outside of the Building Exclusion Zone (bushfire).
<p>(d) the scale of any development and its integration with the existing landscape,</p>	Yes	The Built Form Controls for medium and low density housing indicate the maximum bulk and scale of the development that can be achieved.
<p>(e) phasing of development,</p>	Yes	A Staging Plan has been prepared for the implementation of the subdivision in an efficient and cost-effective way.
<p>(f) public access to and along the coastal foreshore,</p>	N/A	
<p>(g) pedestrian, cycle and road access and circulation networks,</p>	Yes	Pedestrian footpaths have been provided to every street. The potential for trails and boardwalks in proposed in public reserves have been identified in the Landscape Concept Masterplan.

SEPP NO. 71 - COASTAL PROTECTION	Complies?	Comments
(h) subdivision pattern,	Yes	The Subdivision Concept Plan and Plan of Subdivision show the subdivision pattern.
(i) infrastructure provision,	Yes	Refer to the Engineering Services report and Engineering Drawings.
(j) building envelopes and built form controls,	Yes	The Subdivision Concept Plan shows maximum building footprints for lots and Built Form Controls have been produced for Low Density and Medium Density Housing.
(k) heritage conservation,	Yes	A Cultural Heritage Assessment has been prepared for the proposed development. It includes a Cultural Heritage Management Plan for removal and relocation of potential items of Cultural Heritage significance from the site prior to construction.
(l) remediation of the site,	Yes	A Contamination Assessment was prepared for the proposed development. It was considered the site does not need to be remediated to facilitate residential use.
(m) provision of public facilities and services,	Yes	Public reserves have been created and are proposed to be dedicated to Council. These areas include potential areas for recreational facilities and a community facility building.
(n) provision of open space, its function and landscaping,	Yes	Almost 40% of the site will be dedicated to Council or dedicated to NPWS as National Park.
(o) conservation of water quality and use,	Yes	All stormwater on site will be treated by a WSUD treatment train so that the water quality discharge from the site post-development will be an improvement compared to the existing situation.
(p) conservation of animals (within the meaning of the <u>Threatened Species Conservation Act 1995</u> ) and plants (within the meaning of that Act), and their habitats,	Yes	Areas identified as EECs will be retained and rehabilitated, and expanded (where next to watercourses). Only minor areas will be removed which are more than compensated by increased areas of planting.  Refer to the Ecological Assessment report.
(q) conservation of fish (within the meaning of Part 7A of the <u>Fisheries Management Act 1994</u> ) and marine vegetation (within the meaning of that Part), and their habitats.	Yes	Discharge of water quality from the site will be better post-development than the existing situation. Riparian corridors will be rehabilitated with riparian vegetation.
<b>21 Consultation</b> (1) After receiving a draft master plan, the Minister must cause it to be: (a) advertised in a newspaper circulating in the locality, and (b) exhibited for not less than 28 days for public comment. (2) After receiving a draft master plan, the Minister must also submit it to the Natural Resources Commission, the relevant council and such other public authorities as the Minister determines, for their comment. In doing so, the Minister	Noted	



SEPP NO. 71 - COASTAL PROTECTION	Complies?	Comments
must specify a date by which any comments are to be made.		
<b>22 Consideration of draft master plans</b> (1) In considering a draft master plan, the Minister must take into account: (a) any written submissions made about the content of the draft master plan during the exhibition period under clause 21, (b) any written comments of the Natural Resources Commission, the relevant council or any of the public authorities to whom the draft plan has been submitted, that are made by the date specified under clause 21, and (c) the matters for consideration set out in Part 2. (2) After considering a draft master plan, the Minister: (a) may adopt the master plan without variation, or (b) may adopt the master plan with such variations as the Minister considers appropriate, or (c) may reject the draft master plan. (3) A draft master plan becomes a master plan if it is adopted by the Minister. (4) When a master plan is adopted, the Minister must cause the adoption of the master plan to be advertised in a newspaper circulating in the locality to which the master plan applies.	Noted	

NORTH COAST REGIONAL ENVIRONMENTAL PLAN	Complies?	Comments
(1) The aims of this plan are:		
(a) to develop regional policies that protect the natural environment, encourage an efficient and attractive built environment and guide development into a productive yet environmentally sound future,	Yes	Over 40% of the site will be dedicated for conservation and open space. The subdivision design responds to topography and other natural features.
(b) to consolidate and amend various existing policies applying to the region, make them more appropriate to regional needs and place them in an overall context of regional policy,	Noted	
(c) to provide a basis for the co-ordination of activities related to growth in the region and encourage optimum economic and social benefit to the local community and visitors to the region, and	Noted	
(d) to initiate a regional planning process that will serve as a framework for identifying priorities for further investigation to be carried out by the Department and other agencies.	Noted	
<b>Division 2 Coastal development</b> <b>30 Objectives</b>		
The objectives of this plan in relation to coastal planning are:		
(a) to enhance the visual quality of the coastal environment,	Yes	The proposed development includes planting of riparian areas and rehabilitation of an existing EEC along the riparian corridor.
(b) to provide for the appropriate recreational use of beaches,	N/A	
(c) to protect the water quality of the coastal environment,	Yes	Discharge of water quality from the site will be improved post-development than the existing situation
(d) to minimise risks to people and property resulting from coastal processes,	Yes	The cumulative impacts of the development in the context of other potential future development have been assessed in relation to impacts on flood storage levels in Bonville Road. Proposed maximum building footprints have been identified for each lot and these are located above anticipated flood levels. They are also located outside of the Building Exclusion zone (bushfire).

NORTH COAST REGIONAL ENVIRONMENTAL PLAN	Complies?	Comments
(e) to minimise changes to coastal processes resulting from development, and	Yes	See comment above.
(f) to encourage retention of natural areas and regeneration of those natural areas which are already degraded.	Yes	The EEC along the riparian corridor will rehabilitated and strengthened with new areas of planting.
<b>32B Development control—coastal lands</b> (1) This clause applies to land within the region to which the NSW Coastal Policy 1997 applies. (2) In determining an application for consent to carry out development on such land, the council must take into account:		
(a) the NSW Coastal Policy 1997,	Yes	Refer above to the NSW Coastal Policy 1997 provisions.
(b) the Coastline Management Manual, and	See comment	The proposed development has been assessed against provisions of the NSW Coastal Policy 1997 and the NSW Coastal Design Guidelines.
(c) the North Coast: Design Guidelines.	See above	
(3) The council must not consent to the carrying out of development which would impede public access to the foreshore	N/A	
(4) The council must not consent to the carrying out of development: (a) on urban land at Tweed Heads, Kingscliff, Byron Bay, Ballina, Coffs Harbour or Port Macquarie, if carrying out the development would result in beaches or adjacent open space being overshadowed before 3pm midwinter (standard time) or 6.30pm midsummer (daylight saving time), or (b) elsewhere in the region, if carrying out the development would result in beaches or waterfront open space being overshadowed before 3pm midwinter (standard time) or 7pm midsummer (daylight saving time).	Yes	Subject to development applications for dwellings.  However it is unlikely that overshadowing will be a significant issue given that the maximum building footprints for dwellings have front setbacks of minimum 8m and there is a perimeter road around the subdivision before bushland.
<b>Division 2 Urban Housing</b> <b>41 Objectives</b> The objectives of this plan in relation to housing are to promote the provision of a range of adequate, affordable and suitable housing to meet the needs of the region's population.	Yes	A diversity of lot sizes are proposed and will cater for low and medium density housing.

NORTH COAST REGIONAL ENVIRONMENTAL PLAN	Complies?	Comments
<p><b>42 Plan preparation—principles for housing</b></p> <p>(1) A draft local environmental plan to permit dwellings in urban areas should incorporate provisions that:</p> <ul style="list-style-type: none"> <li>(a) allow the alteration or addition of a dwelling so as to create 2 dwellings in either attached or detached form,</li> <li>(b) allow a wide range of housing types and densities,</li> <li>(c) separate residential development from other incompatible development, including agricultural activity on adjoining land,</li> <li>(d) require that development for residential purposes should not take place until the council is satisfied that the land on which any dwellings are to be erected is adequately serviced with water and sewage disposal facilities,</li> <li>(e) retain existing provisions to enable a dwelling to be erected on an existing allotment, and</li> <li>(f) permit the use of manufactured home estates for permanent occupation.</li> </ul> <p>(2) A draft local environmental plan that will permit dwellings to be erected in urban areas should not:</p> <ul style="list-style-type: none"> <li>(a) require development consent for a dwelling-house in a residential zone, except where there are special environmental or hazard considerations, or</li> <li>(b) specify a minimum allotment size for residential zones.</li> </ul>	Noted	