

### Appendix 19 Compliance table with the Clarence Valley Council Residential DCP

Residential Development DCP Provisions	Compliance with intent	Compliance with provisions	Comment
<b>Site Assessment</b>			
<p><b>Required</b> to submit a site assessment as part of the development application. This should consider the existing characteristics, opportunities and constraints of the site and the surrounding area, which should form the basis for site layout and building design.</p> <p>The site assessment of the site should identify;</p> <ul style="list-style-type: none"> <li>● topography and slope</li> <li>● drainage pattern</li> <li>● existing vegetation</li> <li>● aspect and prevailing winds</li> <li>● location of services (sewerage &amp; stormwater)</li> <li>● views (to and from the site)</li> <li>● existing buildings (structures) on the site and adjoining land</li> <li>● heritage and archaeological features</li> <li>● access (pedestrian and vehicular)</li> <li>● contaminated soils</li> <li>● easements</li> </ul>	Yes	Yes	<p>A site survey plan, Site Analysis Plan and concept diagram (Appendix 28 and Drawing Refs. CP002 and CP 003) which considers the existing characteristics, opportunities and constraints of the site and the surrounding area, and forms the basis for site layout and building design is provided at Appendix 3. In addition, the following reports/drawings addresses the issues listed:</p> <ul style="list-style-type: none"> <li>● topography and slope (Site Survey, Appendix 28)</li> <li>● drainage pattern (Flood Report, at Appendix 12)</li> <li>● existing vegetation (Flora and Fauna Assessment at Appendix 10 &amp; 11)</li> <li>● aspect and prevailing winds (Site Analysis Plan, Ref. CP002)</li> <li>● location of services (sewerage &amp; stormwater) (Site Survey Appendix 28)</li> <li>● views (to and from the site) (Site Analysis Plan, Ref. CP002)</li> <li>● existing buildings (structures) on the site and adjoining land (Site Survey, Appendix 28)</li> <li>● heritage and archaeological features (Aboriginal Cultural Heritage Sites Assessment and Section 7.6 of the EA)</li> <li>● access (pedestrian and vehicular)(Site Survey, Appendix 28) and Transport Assessment at Appendix 14)</li> <li>● contaminated soils (Section 7.4 of the EA and the Site Contamination Assessment at Appendix 12)</li> <li>● easements (Site Survey, Appendix 28)</li> </ul>

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<p>An assessment of the impact of the proposed development on the surrounding area should also be made. This should address the site specific matters and the following:</p> <ul style="list-style-type: none"> <li>● privacy</li> <li>● views</li> <li>● solar access</li> <li>● difference in levels between the site and adjacent properties, particularly at their boundaries</li> <li>● the built form and character of adjacent development, particularly street frontage features eg. fencing</li> <li>● access to local shops, schools, public transport, open space, recreation and community facilities</li> <li>● adjoining bushland or environmentally sensitive land</li> <li>● sources of nuisance, eg. traffic noise, industries</li> <li>● the location and height of neighbouring buildings, including the location of facing windows and doors</li> </ul>	Yes	Yes	<p>The Environmental Assessment addresses each of these issues at Sections 7,8, and 9.</p> <ul style="list-style-type: none"> <li>● privacy (Section 7.1 of the EA)</li> <li>● views (Section 7.1 of the EA)</li> <li>● solar access (Section 7.1 of the EA)</li> <li>● difference in levels between the site and adjacent properties, particularly at their boundaries (Drawing Ref. CP007)</li> <li>● the built form and character of adjacent development, particularly street frontage features eg. Fencing (Section 7.1 of the EA)</li> <li>● access to local shops, schools, public transport, open space, recreation and community facilities (Drawing Ref. CP001 and Section 3 of the EA)</li> <li>● adjoining bushland or environmentally sensitive land (Section 7.6 and 7.7 of the EA and the Flora and Fauna Assessments at Appendix 10 &amp; 11)</li> <li>● sources of nuisance, eg. traffic noise, industries (Site analysis drawing ref. CP002 and in the Noise Assessment at Appendix 23)</li> <li>● the location and height of neighbouring buildings, including the location of facing windows and doors (Section 7.1 of the EA)</li> </ul>
<p>Building design and siting should seek to balance the benefits of views, solar access, prevailing breezes and vegetation. The building design should also seek to minimise adverse impacts on adjoining properties and adjacent.</p>	Yes	Yes	<p>Building design through careful orientation and location of rooms has balanced the benefits of views, solar access and cross ventilation.</p> <p>Generous setbacks, variation in building height, careful siting, orientation and landscaping has helped to minimise adverse impacts on adjoining and adjacent properties.</p>
<p>Of particular concern is the potential impact on</p>			<p>Please refer to Concept Elevation &amp; Sections, Ref. CP 007</p>

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coastal views from buildings that are adjoining or adjacent (separated by public road) to a proposed development, though in assessing these impacts Council will always be aware that no-one can own a view across private property. Accordingly, Council has adopted the principle of view sharing in respect to coastal views. The potential impact on river views must be given consideration in assessing the impact of the proposed development and where applicable information regarding impact on river views submitted with a Development Application.			and Perspective Views Ref. CP010 prepared by Woodhead architects. These plans illustrate the impact of the proposal on the adjacent Clarence River and illustrates views to the proposal from the Clarence River and Yamba Hill. It is clear that given the heights of the buildings and the careful use of materials reflective of the character of the area, that the impact is minimal.  This is further discussed in Section 7, 8 and 9 in the Environmental Assessment, prepared by Planning Workshop Australia.
<b>Requirements where there is a potential impact on coastal views</b>			
Where the proposed development has the potential to affect coastal views from buildings that are adjoining or adjacent (separated by public road) you must provide detailed and accurate elevation plans prepared by a duly qualified professional, showing the actual impact on the view from adjoining or adjacent properties and providing the technical basis for the plans (RL's, contour details etc), and provide Council with details of measures that you have taken to reduce the impact on those views (or reasons why the impact cannot be reduced).			Please refer to Concept Elevation & Sections, Ref. CP 007 and Perspective Views Ref. CP010 prepared by Woodhead architects. These plans illustrate the impact of the proposal on the adjacent Clarence River and illustrates views to the proposal from the Clarence River and Yamba Hill. Although the five storey building is visible from the Yamba Hill view, it is minimal. It is clear that given the heights of the buildings throughout the site and the careful use of materials reflective of the character of the area, the impact is minimal.  This is further discussed in Section 7,8 and 9 in the Environmental Assessment, prepared by Planning Workshop Australia.
<b>Streetscape Requirements</b>			
Objective: Streetscapes which enhance the amenity of an area and preserve the established character of the locality where this is warranted.	Yes	Yes	
<b>Presentation to the street</b>	Yes	Yes	Building 2 has been orientated to allow the building to

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New development should face the street. Long walls should be broken into sections by the use of bay windows, verandahs, balconies or wall offsets.			face the street. It includes fenestration and balconies in order to create a balance between areas of solid wall and openings such as doors and windows.
<b>Setbacks</b> Setbacks should provide sufficient space for landscaping and allow for the retention of existing vegetation where possible.	Yes	Yes	Building 2 has a setback from Yamba Road of over 15 metres, which has provided sufficient space to provide landscaping.  Buildings 1 and 2 are set back between 4 and 5 metres from the Moby Dick Hotel frontage, allowing sufficient space for landscaping.  Building 1 has a rear set back of between 3.6 and 17.8 metres, again, providing sufficient space to allow landscaping to be incorporated – see Landscape Assessment at Appendix 3.
<b>Heritage</b> New development near to heritage buildings should be sympathetic in design and should not detract from the existing streetscape character.	N/A		
<b>Building Height</b>			
For most areas the height of buildings is restricted to 9 metres. In areas where residential flat buildings are permitted with a height limit of 12 metres the streetscape will change over time.	Yes	Partial compliance	This is addressed in detail below
<b>Buildings on corner blocks</b> Buildings should be designed to relate architecturally to the corner position, to mark the	N/A		

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corner. Blank walls should not be presented to either street frontage.			
<b>Roofing</b> Variation in roof forms is encouraged to add interest to the streetscape. In established areas roofs should be compatible with the pitch, materials and colour of roofs of surrounding development.  However zincalume and white colorbond roofs will not be permitted where reflectivity and glare are a potential problem to adjoining residences. Where a metal roof is proposed colour details are to be submitted with a development application.	Yes	Yes	Roof set outs and 'silhouette design' is informed by existing roof types in and around Yamba, with an emphasis on larger roof overhangs, lightweight materials and 'coastal' roof forms.  All materials are consistent with the natural form of the site.  Reflective or bright materials have been avoided.  Details of the proposed materials are provided in Plan Ref CP 107 - 108, prepared by Woodhead architects.
<b>Fences and walls</b> Front fences and walls should be compatible with the character of the locality	Yes	Yes	The proposal does not include the erection of any front fences or walls.  A temporary fence will be erected between Stage 1 and the remainder of the site for safety until the completion of Stage 2 development.
<b>Landscaping</b> Landscaping provides an effective 'softening' of the hard edges of buildings and can be used to reduce the bulk and visual impact of development.  Significant trees should be retained and incorporated into the landscaping. Landscaping should enhance the natural vegetation that surrounds the site. Existing vegetation and landscape elements, such	Yes	Yes	An effort will be made to retain the trees as much as possible on the site however some will be lost due to the proposed building footprints and the dewatering that will occur during construction. Despite this however significant landscaping has been incorporated into the proposal which will include the planting of a variety of tree types. Refer to <b>Landscape Plan</b> provided with the application.  Landscaping will enhance the natural vegetation that surrounds the site. Additional tree planting is proposed in

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<p>as significant trees, rock formations and water courses should be considered and integrated with the landscape design.</p> <p>A landscape plan is required as a condition of development consent for dual occupancies and residential flat buildings where privacy is a concern.</p>			<p>the adjacent waterfront reserve.</p> <p>A Landscape Plan has been prepared by Scape, see Landscape Assessment at Appendix 3 of the EA.</p>
<b>Building Design</b>			
<p><b>Objective:</b></p> <ul style="list-style-type: none"> <li>• Building design that responds to the site and reflects a North Coast character; and</li> <li>• The siting and design of buildings which provides visual and acoustic privacy for residents and their neighbours.</li> </ul>	Yes	Yes	<p>There is an emphasis on larger roof overhangs, lightweight materials and 'coastal' roof forms. Material used are 'reflective of place' and have been selected to consider the sites context in terms of appearance and proximity to the surrounding environments.</p> <p>Both building 1 and 2 have generous setbacks to minimize impact on the surrounding developments.</p> <p>The siting and design of the Stage 1 buildings provide both visual and acoustic privacy for both residents and their neighbours. Measures include careful orientation of the buildings, sufficient separation distances between habitable rooms between Building 1 and 2 and indeed between the existing surrounding development, the provision of louvres, and careful landscaping.</p>
<p><b>Siting</b></p> <p>Building design should take advantage of the subtropical climate, provide for views, provide outdoor living areas and provide protection from sun and rain.</p>	Yes	Yes	<p>Buildings have been orientated to the north east to maximize views. Careful orientation of the buildings ensures views both through and from the site.</p> <p>2580 m<sup>2</sup> of communal open space has been provided</p>

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			<p>throughout the site. In addition, each unit has a balcony, with direct access to living spaces.</p> <p>Careful landscaping and louvres have been incorporated to provide protection from the sun and rain.</p>
<b>Cut and Fill</b>			
<p>Building design should respond to the natural slope and drainage of the site in order to limit cut and fill.</p> <p>The maximum height for cut and fill is 1.2 metres above or below natural ground level except where the cut and/or fill is incorporated into the design of the building.</p> <p>In all cases adequate provision for surface and subsurface water drainage shall be made. Retaining walls shall be set in from boundaries so that agricultural pipes and crushed stone backfill can be wholly located within the subject property and surface water is not dammed or concentrated onto adjoining properties.</p> <p>Full details of all proposed earthworks must be clearly indicated on plans and section drawings.</p>	Yes	Yes	<p>The land is generally flat, and the land will be profiled to create an undulating character reflecting the former dunal influences.</p> <p>Excavation will be to depths of two to three metres, however, this is necessary to provide basement car parking which are incorporated into the design of the buildings. The Dewatering Management Statement at Appendix 20 provides details on how the impact of this will be minimised.</p> <p>The proposal includes adequate provision for surface and subsurface water drainage, which will be treated prior to release.</p> <p>Full details of all proposed earthworks are indicated in the Geotechnical Report attached at Appendix 12.</p>
<b>Energy Efficiency</b>			
<p>The NSW Government Building Sustainability Index (Basix) covers most new residential development and is being phased in to cover alterations and additions.</p>			<p>The Stage 1 buildings have been designed to be energy efficient and this is confirmed in the attached BASIX report, prepared by Sustainable Solutions at Appendix 28.</p>

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<b>Material and colours</b> <p>The existing character of an area will often determine what colours and building materials are most appropriate, e.g. light colours may be more appropriate in coastal areas.</p> <p>Zincalume and white colorbond roofs will not be permitted where reflectivity and glare are a potential problem to adjoining residences. Where a metal roof is proposed colour details are to be submitted with a development application</p> <p>Details of colours must be submitted with a development application for residential flat buildings and tourist facilities.</p> <p>Brickwork incorporating very strong colours or strong contrasts in colour should be limited to architectural details, i.e. trims, window surrounds and string courses.</p>	Yes	Yes	<p>The use of brickwork incorporating very strong colours has been avoided. Material used are 'reflective of place' and have been selected to consider the sites context in terms of appearance and proximity to the surrounding environments. This has resulted in the use of light weight materials and lighter colours.</p> <p>Details of colours and materials to be used are provided in Drawing PA 07, Revision A, prepared by Woodhead Architects.</p> <p>Metal roofs are proposed, however, reflective or bright materials have been avoided.</p>
<b>Carports and garages</b> <p>Carports and garages should be compatible with the building design and adjacent development in terms of height, roof form, detailing, materials and colours.</p>	N/A		Parking will be provided at ground and basement level
<b>Enclosure of subfloor area</b>	N/A	N/A	
<b>Privacy</b>	Yes	Yes	Visual privacy for the dwellings has been maximised by



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<p>Direct overlooking of living areas of adjacent dwellings should be avoided by building layout, location and design of windows and balconies, screening devices and landscaping.</p> <p>Dwellings close to high noise sources (such as busy roads and industry) should be designed so that habitable rooms and private open spaces are located away from noise sources and are protected by walls, screens or landscaping.</p>			<p>the provision of adequate separation distances between the habitable rooms of the development, the adjacent Moby Dick Motel and public spaces. Privacy has been further increased by the use of increased setbacks, careful orientation of balconies and landscaping.</p> <p>Building 2 located along Yamba Road has been designed so living spaces and private open spaces are located away from the Yamba Road. Although bedrooms have been located on the Yamba Road frontage, the provision of set backs have ensured a strip of landscaping has been provided between Building 2 and Yamba Road to provide adequate privacy and to act as a buffer between the noise generated by the Yamba Road traffic.</p>
<b>Design Quality Principals for residential flat buildings</b>			
The design quality principles of SEPP 65 need to be considered in designing residential flat development where SEPP 65 applies.	Yes	Yes	The proposal has been considered against SEPP 65, see Appendix 16.
<b>Developments in Heritage Precincts</b>	N/A		
<b>Minimum allotment size for dwelling houses</b>	N/A		
<b>Minimum allotment size for residential flat buildings and cluster development.</b>			
A minimum site area does not apply in the 2(b) and 2(t) zones in the Maclean LEP 2001 for residential flat buildings	Yes	Yes	Noted

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Development on Flood Liable Land			
Development of flood liable land requires the floor level of the habitable rooms of any dwelling to be a minimum of 0.5 metres above the 1 in 100 year flood Level.	Yes	Yes	Although the proposal does not fully comply with this, a site evacuation plan will be incorporated with the community management statement that coordinates with Council's existing flood warning plan.
<b>Cluster Development</b>	N/A		
Building Height			
<p>6.5 maximum height to the top plate (metres) (height to where the roof beams meet the top plate, measure from any point at natural ground level)</p> <p>Maximum height - 9 metres - height to the highest point of the roof, measured from any point at natural ground level.</p> <p>Height is measured from any point at existing ground level to where the roof beams meet the top plate and to the height to the highest point of the roof.</p>	Yes	Partial non compliance	Building heights for the Stage 1 buildings are a maximum of 16.8 metres to roof level (and 18 metres including the lift room). Although the roof levels exceed DCP maximums, the orientation of the buildings, siting, landscaping and the fact that the proposed height levels are in keeping with the existing tree height line ensures the buildings will not result in an adverse visual impact on the surrounding area. This is clear from the perspectives produced by Woodhead, providing views from Yamba Road, the waterfront and Yamba Hill (Drawing Ref. CP010).
<b>Building Heights on internal lots</b>			
6.5 maximum height to the top plate (metres)			As above
<b>Setbacks</b>  <b>Objectives:</b> <ul style="list-style-type: none"> <li>• sufficient separation of buildings to provide privacy and sunlight access for neighbouring</li> </ul>	Yes	Yes	Sufficient setbacks are incorporated to provide privacy and sunlight access for neighbouring properties, which also ensures adequate space to provide landscaping for the Stage 1 buildings.

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<p>dwellings</p> <ul style="list-style-type: none"> <li>• buildings setback from the street to provide adequate space for landscaping, privacy and an attractive streetscape.</li> <li>• A design that reduces the apparent bulk of the new buildings.</li> </ul> <p>Setbacks are measured from the property boundary to the closest point of a wall, column, structural support or balcony.</p> <p>A minimum front setback of 6 metres applies to all residential flat buildings.</p> <p>A minimum side and rear setback of 3 metres applies to all residential flat buildings with a maximum height of 12 metres.</p> <p>All buildings should be setback 1.5 metres from any sewer main</p>	Yes	Yes	<p>Building 2 has a front setback of between 15 and 15.2 metres from Yamba Road, with Building 1 being set back between 51 and 66 metres.</p> <p>The Stage 1 buildings have a side set back four metres from the Moby Dick Motel boundary.</p> <p>The rear set back varies from 3.6 and 17.8 metres.</p> <p>The set backs of Buildings 1 and 2 therefore comply with the DCP requirements.</p> <p>All details regarding sewers are located in the Geotechnical report.</p>
<b>Variation to setbacks</b>	N/A		
<b>Zero setbacks</b>	N/A		
<b>Landscaped Area Requirements</b>			
<p>A minimum of <b>35% of the site area</b> is to be landscaped area in 2(t) zones in Maclean LEP 2001.</p> <p>A development application must clearly indicate the area designed to meet the landscaped area requirements. Dimensions must be shown on the plans.</p>	Yes	Yes	<p>Over 44% of the Stage 1 site area is landscaped area. A Landscape plan is provided at Appendix 3 which describes and illustrates the proposed landscaping.</p>

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Private Open Space Requirements			
<p><b>All dwellings in residential zones must provide an area of private open space.</b></p> <p><b>For dwellings in a residential flat building, open space must be provided in the form of a balcony and communal open space.</b></p>			<p>The proposal includes the provision of communal open space through out the site and private open space in the form of balconies.</p>
<p>1. a balcony with a minimum area of 15m<sup>2</sup> and a minimum dimension of 2 metres</p> <p>2. a balcony located with direct access to the living areas of the unit.</p> <p>3. a communal open space, calculated by multiplying the number of units by the 50 m<sup>2</sup> private open space area, minus the area provided as a balcony. For example; 8 units each with balconies of 20m<sup>2</sup> - the communal open space is <math>8 \times (50 - 20) = 8 \times 30 = 240\text{m}^2</math>.</p> <p>4. communal open space located on the northern or eastern side of the site.</p> <p>5. the communal open space must have a minimum dimension of 4.5 metres.</p> <p>6. the communal open space must be a level area and have a regular shape.</p> <p>7. the communal open space can not be located within the 6 metre front setback.</p> <p><b>A landscape plan</b> must be provided with your development application.</p>	Yes	Yes	<p>(1) Balcony sizes range from 14 to 88 square metres in area and have a minimum dimension of 2 metres.</p> <p>(2) Each unit has a balcony, each of which has direct access to the living areas of the units.</p> <p>(3) Average area of balconies is 27.3m<sup>2</sup>, therefore <math>55 \times (50 - 27.3) = 55 \times 22.7 = 1248.50\text{m}^2</math>. A total of 2580 m<sup>2</sup> open space is being provided in the Stage 1 development.</p> <p>(4 - 6) Communal open space is located throughout the site, with access being created to the waterfront reserve and varies in size but would have a minimum dimension of 4.5 metres, the majority of which is a regular shape.</p> <p>A Landscape Plan is provided at Appendix 3.</p>
Where dwellings in a residential flat building have	Yes	Yes	All ground floor units have private balconies with direct

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<p>ground level access, as an alternative to meeting the requirements of the above, the following private open space requirements can be applied:</p> <ol style="list-style-type: none"> <li>1. An area of 50m<sup>2</sup>.</li> <li>2. An area in one parcel, with a regular shape and a minimum dimension of 4.5 metres.</li> <li>3. A level area, or if terraced, a minimum width of 4.5 metres.</li> <li>4. Located with direct access to living areas of the dwelling.</li> <li>5. Located behind the front setback line.</li> <li>6. Located on the northern or eastern side of the dwelling.</li> </ol>			<p>access to the living areas, whilst the communal open space provided for the Stage 1 development accounts for 44% of the total site area and is located throughout the site. Communal open space is designed to be useable and attractive, with the proposal incorporating both passive and active recreational activities, including at grade and common roof terraces, outdoor play areas and swimming pools.</p>
<p><b>A landscape plan</b> must be provided with your development application.</p> <p>A Landscape Plan must show the following details:</p> <ol style="list-style-type: none"> <li>(a) Dimensions of landscaped areas and private open space.</li> <li>(b) Calculations of balconies, private open space and communal open space</li> <li>(c) Location of existing trees and proposed landscaping.</li> <li>(d) All species to be used</li> <li>(e) Location and quantity of each species</li> <li>(f) Details of species including height at maturity and management/ maintenance proposals.</li> <li>(g) Details of fencing.</li> </ol> <p>Species used should be local indigenous plant species. No noxious weeds or weed species registered on the Bushland</p>	Yes	Yes	<p>A Landscape Plan has been prepared by SCAPE and is attached at appendix 1. This provides details of the dimensions of the landscaped areas and private open space (this is also detailed on drawing ref. CP103). The Landscape Plan also details the locations of the existing trees and proposed landscaping and the species, the quantities to be used and the projected mature height of the species.</p> <p>The landscape plan will ensure the removal of existing weeds and include the provision of local indigenous plants. Plant species have been carefully chosen in order to reinforce spatial definition, provide solar/shade management and privacy screening to apartments. It will however ensure passive surveillance can still occur on communal open space areas.</p>

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Friendly Nursery Scheme should be used in the landscaping.			
<b>Fences and Walls</b>			
Front fences and side fences forward of the building line should have a maximum height of 1.2 metres except on corner allotments.			A temporary fence is being proposed to separate Stage 1 and Stage 3. This is mainly for safety purposes.
<b>Granny Flats</b>	N/A		
<b>Provision of Services</b>			
All services including reticulated sewer, power, reticulated water and telephone are to be provided to all new dwellings.	Yes	Yes	All services will provided for the proposal and details are set out in the Infrastructure Provisions Report prepared by Norman Disney Young at appendix 17.
Where connection to a reticulated sewerage system is not possible, wastewater disposal must comply with the Clarence Valley Council On-site Wastewater Management Strategy 2005.	Yes	Yes	All sewage services will provided for the proposal and details are set out in the Infrastructure Provisions Report prepared by Norman Disney Young at appendix 17.
Hydraulic details, prepared by a suitable qualified hydraulic consultant, must be provided for sewer work and water supply work (including fire services) in all new multi unit and cluster developments which exceed 2 dwellings.	Yes	Yes	Details are set out in the Infrastructure Provisions Report prepared by Norman Disney Young at appendix 17, the Sustainable Water Management Report and in the 18
<b>Controls for Bush Fire Prone Land</b>			
On bush fire prone land a development application must comply with the NSW Rural Fire Service <i>Planning for Bushfire Protection 2001</i> . An Asset Protection Zone (APZ) and adequate access is required. Use of non-combustible materials may	Yes	Yes	A Bushfire Risk Assessment has been prepared and is attached at appendix 9. This report details the results of consultation held with NSW Rural Fire Service. The proposal includes the provision of an adequate Asset Protection Zone (APZ) and adequate access.

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be required. It is advisable to consult the NSW Rural Fire Service.			
<b>Sites Subject to Land Slip /Geotechnical Hazard</b>			
Council's Geotechnical Risk Management Policy, including specific geotechnical report requirements, must be complied with where: Any developments that will or may generate a geotechnical hazard due to the work proposed, developments such as those involving excavation close to another property or near a large tree, deep excavations that may impact on adjoining property, deep filling or any other activity that will or may significantly increase the geotechnical risk to another property.			The proposal includes excavations to create basement car parking, as a result a geotechnical report and a De-watering Management Report have been prepared at appendix 12 and 20.
<b>Waste Management</b>			
Any waste that is generated must be disposed of in accordance with the Protection of the Environment & Operations Act 1997 and Regulations and the Local Government Act 1993. Waste management must be based on the principles of waste avoidance and maximising reuse and recycling of materials. All demolition and construction waste should be separated for reuse or recycling wherever possible. Details of the waste management strategy for a development (both construction and operational phases) must be submitted to Council when a development application is lodged.			<p>A <b>Waste Management Plan</b> has been prepared and seeks to control the management of wastes and reusable/recyclable resources throughout the demolition, construction and operational stages of this development. In addition, it will ensure effective storage and collection of waste throughout the construction and operation of the development, with wastes being collected by a private contractor.</p> <p>A garbage shoot has been provided at each core at each level of Building 1 and 2, while on ground level a common garbage storage area has been provided near the road entry. Facilities for recycling will be provided in the garbage rooms located in the basement of each building (see Basement Car Park Plan, Ref. CP 102 and</p>

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In multi unit developments provision should be made for the storage of a garbage and recycling 240 litre 'wheelie bin' (mobile garage bin MGB) at each unit/dwelling. The storage location must be easily accessible to the occupant and to the collection point.			Ground Floor Plan, Drawing Ref. CP 103, prepared by Woodhead architects).
Provision must be made for waste to be disposed of in a safe, tidy and environmentally responsible manner. The principles of waste avoidance, reuse and recycling must be followed to develop a sustainable approach to waste management.			Waste will be collected by a private contractor. A Waste Management Plan (appendix 24) has been prepared which encompass the principles of waste avoidance, reuse and recycling.
<b>Sheds and Occupation of Sheds and Caravans</b>	N/A	N/A	
<b>Contributions</b>			
Any additional dwellings must pay a cash contribution, referred to as Section 94 contributions, to Council for public open space and community facilities, based on the number of additional dwellings. Contributions for sewer headworks, Section 64 contributions, may also be applicable	Yes	Yes	A Planning Agreement has been prepared between the proponent and the Department of Planning in order to satisfy this requirement (see appendix 6).
<b>Parking and vehicular access</b> The car parking and vehicular access objectives for residential zones are: (a) To ensure that the car parking demands generated by development are met on site. (b) To ensure that parking areas are visually attractive and constructed, designed and situated so as to encourage their safe use.  1 space for 1 and 2 bed units	Yes	Yes	In total, 97 car parking spaces are being provided, including 13 visitor spaces.  Parking provision is based on the RTA Guide to Traffic Generating Developments 2002 requirements (deemed more suitable by ARUP, given the size of development). The RTA recommends the provision of one space per dwelling but preferably two and one visitor car parking bay per five residential units or part thereof and as such the proposal more than complies.



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<p>1.5 parking spaces per 3 bedroom units 1 visitor car space per 2 units or part thereof.</p> <p>Car parking spaces and aisle widths must be designed in accordance with Australian Standard 2890.1 and 2890.2.</p> <p>Parking spaces to be provided for disabled persons must have a minimum width of 3.2 metres</p>			<p>Although the provision of over and above that required by the RTA, the over provision will compensate for any spaces lost on Yamba Road as a result of the implementation of the acceleration/deceleration lanes. In terms of DCP requirements, 91 spaces would be required, of which 28 are required to be visitor spaces. The proposal provides a total of 13 visitor spaces. Despite this however, given that there is ample parking provided at basement level for residents, it is likely that this could also be used by visitors.</p> <p>The parking space sizes are based on Australian Standards AS2890.1:2004 and as such parking space sizes are below DCP requirements. Despite this however, the Transport and Traffic Impact Study prepared by ARUP states that most Local Government Authorities now refer to these standards and as such it is these standards that have been utilised.</p> <p>Internal roads are of a sufficient size to ensure that vehicles are always able to leave the site in a forward direction. This is confirmed in the Traffic Assessment at Appendix 14.</p> <p>No car parking is being provided within the front setback area.</p>
<b>Manoeuvring, Loading &amp; Unloading</b>			This is addressed in the Transport Assessment, prepared by ARUP (see appendix 14)
<b>Access to the site</b>			All details regarding site access and the width and location of the access points are set out in the Transport Assessment, prepared by ARUP (see appendix 14).
<b>Car Park Design</b>			All details regarding car park design are set out in the Transport Assessment, prepared by ARUP (see appendix

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			14) and in Drawing Ref. CP102, prepared by Woodhead architects.
<b>Pavement Construction and Car Parking on flood liable land</b>			All details are set out in the Transport report and in Drawing Ref. CP102, prepared by Woodhead architects.
<b>Sustainable Water Controls</b>	Yes	Yes	A Sustainable Water Management Report has been prepared at appendix 18 and details the measures that will be put in place to ensure sustainable water management, this includes the harvesting of rainwater for reuse in toilet flushing and for irrigation.
<b>Erosion and Sediment Control</b>	Yes	Yes	An Erosion and Sediment Control Plan is provided in the Geotechnical Report at appendix 12.
<b>Subdivision and Engineering Standards</b>	Yes	Yes	A Community Title Subdivision Plan has been prepared and is attached at appendix 4. This is further addressed in Section 8 of the EA.