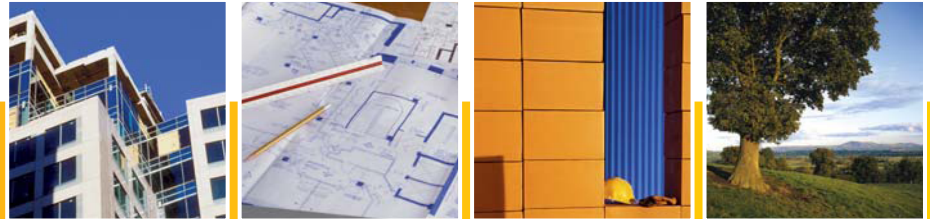


# DRAFT DEVELOPMENT CONTROL PLAN



## North Cooranbong Concept Plan Former Cooranbong Aerodrome, Cooranbong

For

**JPG Pty Ltd**

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## 1.1 Name of this plan

The name of this Plan is Lake Macquarie Development Control Plan No. xx – North Cooranbong, (Abbreviated as DCP No.xx).

## 1.2 Date of Commencement

The plan was adopted by Council on xx. This plan commenced on xxxxx.

## 1.3 Area Covered by the Plan

DCP No.xxxx applies to land within the local government area of Lake Macquarie covered by Lake Macquarie LEP 2004 (Abbreviated as LMLEP 2004, or LEP 2004), excluding the area referred to as North Wallarah under LEP 2000 Wallarah Peninsular, known as **North Cooranbong**.

## 1.4 Objectives of this Plan

The objectives of this Plan are to implement the Lifestyle 2020 Strategy (the strategy) by facilitating ecologically sustainable development.

The objectives of this Plan support the core values of the strategy of sustainability, equity, efficiency and, liveability to:

- Promote environmentally sustainable and quality development in the City.
- Provide detailed guidance to prospective applicants of Council's requirements for building, subdivision, and land development.
- Elaborate on the requirements of the Lake Macquarie Local Environmental Plan (LEP) 2004, as a key tool in the LEP's implementation.
- Provide detailed criteria to assist Council in assessing Development Applications (as required by Section 79C(1)(a) of the *Environmental Planning and Assessment Act*).

## 1.5 Relationship to Other Documents

DCP No.xx provides guidance to the development of land under the Lake Macquarie LEP 2004 known as North Cooranbong to act, in conjunction with the Lake Macquarie LEP 2004, as an integrated planning document.

DCP No.xx references numerous documents. Some of these are Council prepared Guidelines or Plans of Management. Other documents include Commonwealth and State legislation, State Environmental Planning Policies, government publications and Australian Standards, among others. These documents provide additional information and/or criteria required for development.

## Introduction

This Area Plan is intended to provide guidance for development that is both appropriate and provides a positive contribution to the future of land at North Cooranbong. It is intended to act as an integrated planning instrument managing and promoting quality development whilst ensuring the outcomes of Council processes are implemented in a clear, cohesive and progressive manner.

The objectives of the plan are to implement the Lifestyle 2020 Strategy by facilitating sustainable development and to provide guidance for development that is both appropriate and affords a positive contribution to the future of land at North Cooranbong. Each section of this document contains statements of intent that allow these objectives to be achieved.

This Area Plan compliments the provisions of the Lake Macquarie Local Environmental Plan 2004, providing site-specific guidance to the development of the land based on land suitability and land capability. It adopts the principles espoused in the Lake Macquarie Development Control Plan No.1 and substantiates any departures from those principles, providing site specific controls. The provisions of this plan shall be read in conjunction with DCP No.1 as specified.

## Existing Character

The site is located on the western side of Lake Macquarie and directly joins the existing urban area of Cooranbong. The site is approximately 1.2km to the west of the F3 (Sydney-Newcastle Freeway) and approximately 5km from the nearby centre of Morrisset. Importantly Morrisset represents an Emerging Major Regional Centre in the Lower Hunter Regional Strategy. The location is approximately 40km from Newcastle towards the northeast and approximately 100km from Sydney in the south (**Figure 1**).

The site is made up primarily of land which once comprised the Avondale Aerodrome and directly adjoins the existing urban area of Cooranbong which sits to the south. In addition to the urban area of Cooranbong, other land uses include various agricultural parcels surrounding the remainder of the site and Avondale School. Varying levels of vegetation cover, ranging from pasture to bushland can be found on surrounding lands.

The majority of the site is currently vacant.

## Surrounding Development

The site is adjoined to the south by the existing residential areas of Cooranbong and the Avondale Shopping Village. This comprises small lot single dwelling housing with a scattering of larger lots. The western boundary of the site adjoins the Olney State Forest with the Wattagan State Forest located to the north-west of the site.

Small rural land holdings adjoin on the south-west corner of the site and are predominantly used for rural residential use.

The Avondale School forms part of the site to the north-east, together with rural residential and large lot rural along the eastern boundary.

The density of development generally increases south along Avondale Road towards the Avondale Shopping Village.

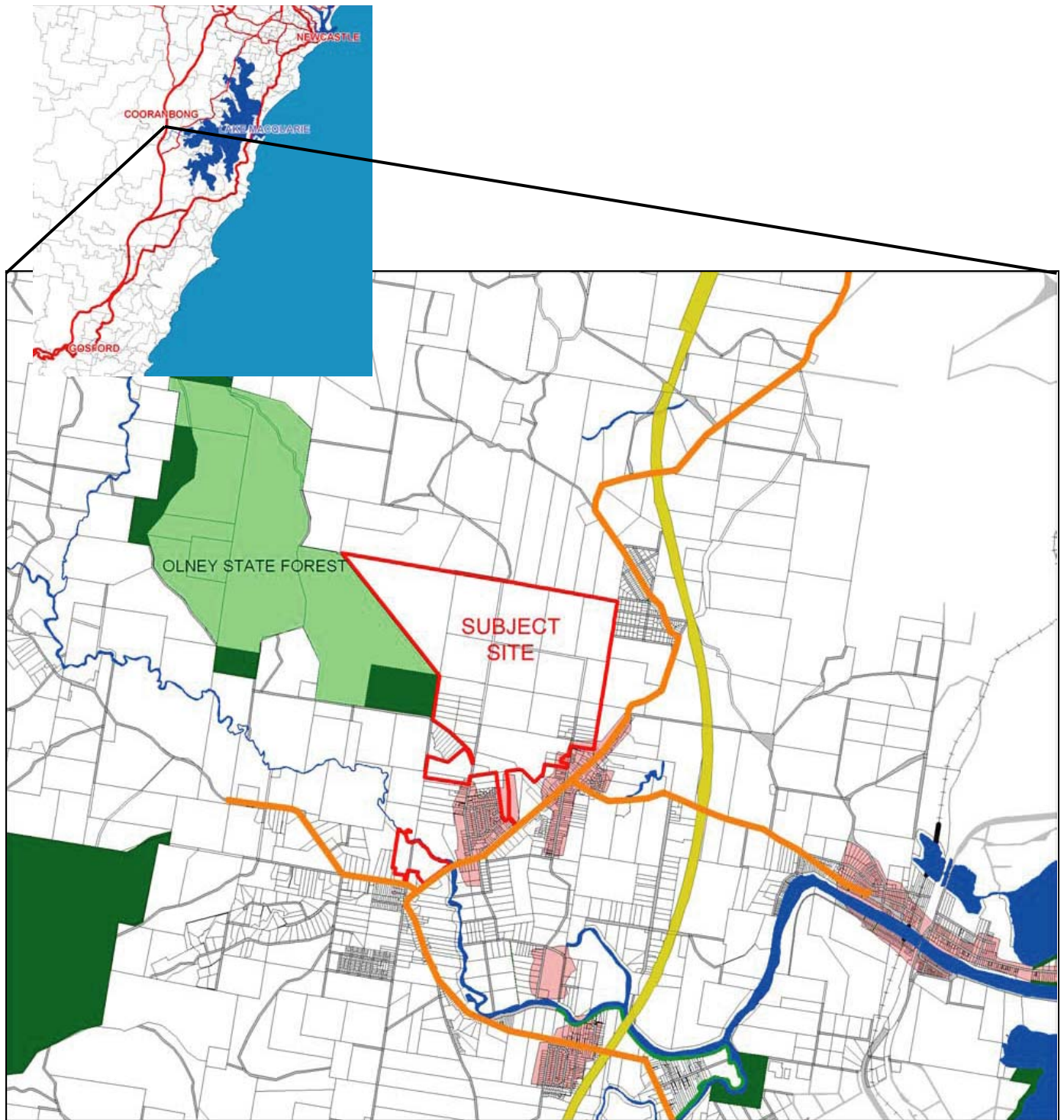
Cooranbong is the centre for the Australasian Conference of the Seventh Day Adventist Church. The Avondale School caters for children from pre-school age through to year 12. The Avondale College is located east of the Cooranbong Avondale Shopping Village, which adjoins the Sanitarium Health Foods Complex together with the Seventh Day Adventist Churches.

The Seventh Day Adventist complex includes a College; Sanitarium facilities, including student accommodation; a nursing home; hostels and retirement village. It also includes a small operating dairy, some agricultural lands and educational support facilities of the College, including the infrastructure and administrative requirements for the Sanitarium Health Foods operation.

## Concept Plan

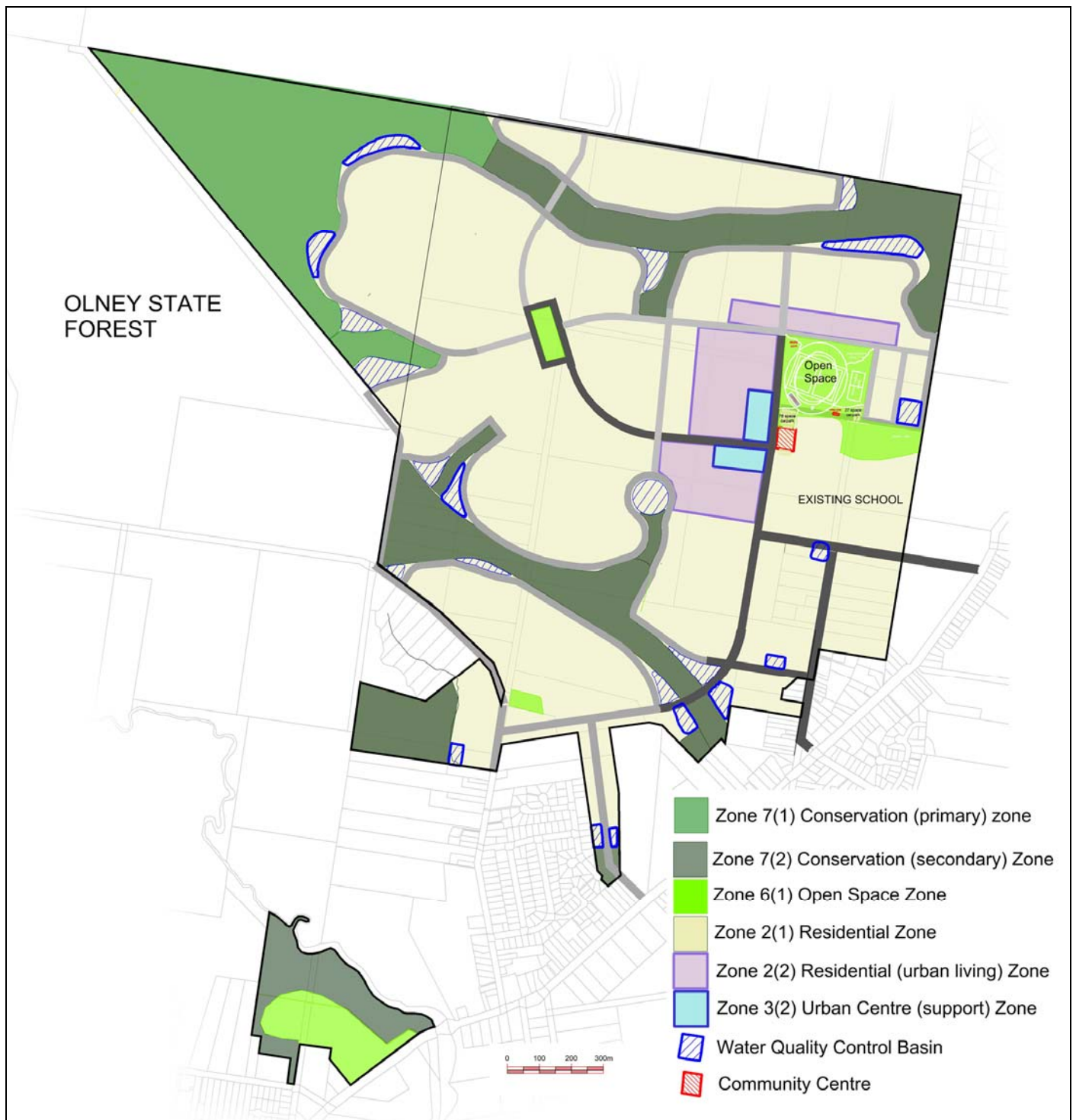
The envisaged urban structure for the Study Area is shown in the "Concept Plan for North Cooranbong" (**Figure 2**). The Concept Plan provides for development to respond to the environment, provide a diverse and well serviced community, provide a well designed, liveable neighbourhood, encourage progress and prosperity and creates an integrated accessible development. The constraints of the site include slope, drainage and bushfire risk. It is envisaged that the built form will also

reflect these constraints. Scenic values and significant vegetation of the site are also proposed to be protected.



**Figure 1 – Location Plan for North Cooranbong**





**Figure 2 – Concept Plan for North Cooranbong**

## Scenic Values

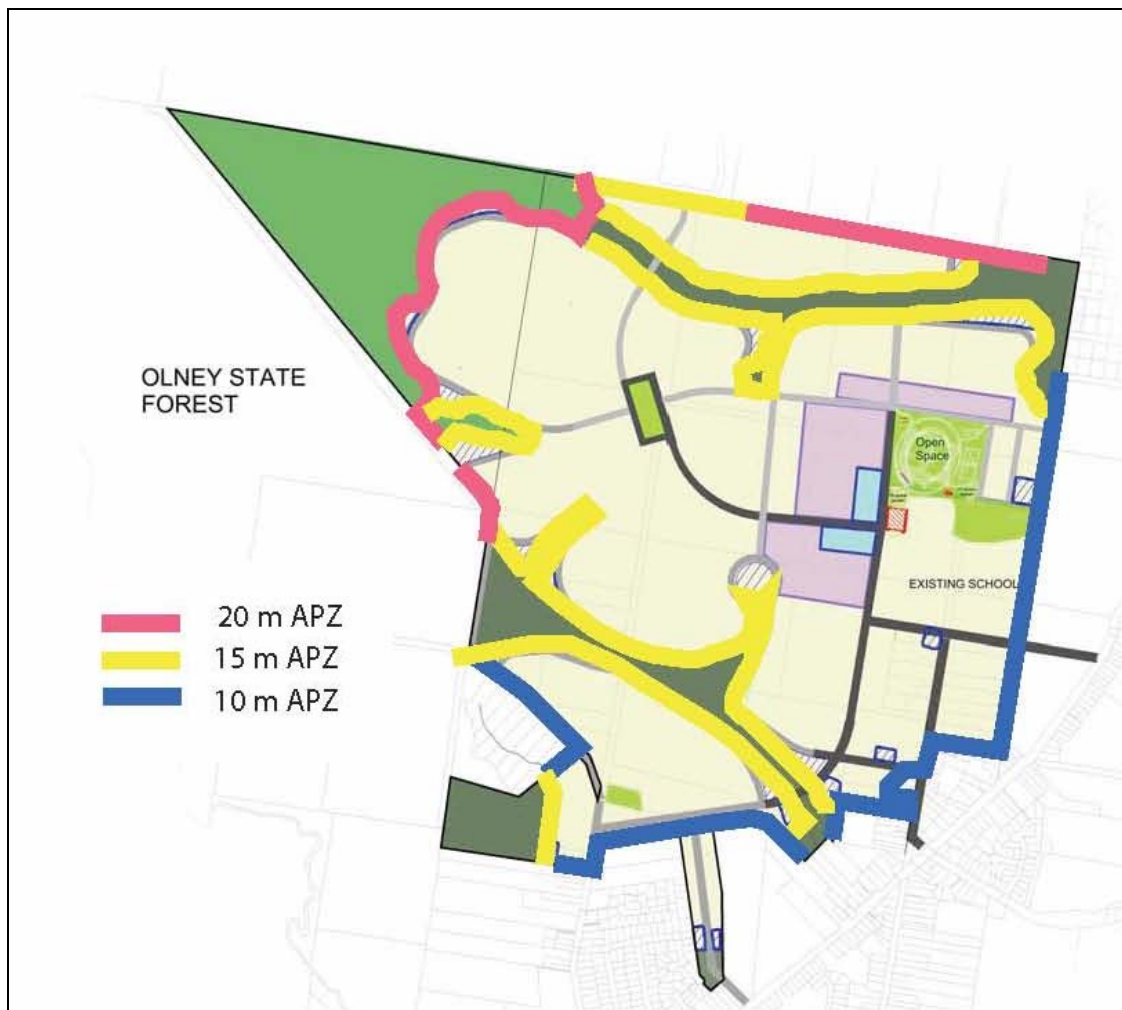
The **INTENT** of Council's requirements is to protect the Scenic Values of the landscape and environment. Ensure built form is complementary to the scenic Values of the landscape and environment and to protect the existing character of the Ridgeline and dominant natural Character of hillsides, ensuring visual impact of development is minimised.

	The intent may be achieved where:		
<b>P1.</b>	The natural character of all ridgelines and the dominant natural character of hillsides is protected by ensuring the visual impact of development is minimized.	<b>A1.</b>	The <b>STRUCTURE</b> plan arrangement responds to the natural character of the site and ensures the visual impact of the development is minimised. Development is undertaken in accordance with the <b>CONCEPT</b> plan.
<b>P2.</b>	Views from the surrounding area into the site are restricted.	<b>A2.</b>	Where views into the site occur along Alton Road due to land falling away from the road, lower density development will be located along the road to retain a semi-rural character.
<b>P3.</b>	Views of the surrounding escarpment may be compromised.	<b>A3.</b>	Retain the north south runway alignment for a collector road as it terminates in a view of Mt Nelinda. East west roads on the western edge of the site will have views that will terminate in the escarpment.

## Bushfire Risk

The **INTENT** of Council's requirements is to reduce the risk Of damage from bushfires to people and property via development siting, design and risk management. Provide access suitable for emergency vehicles and resident evacuation.

	The intent may be achieved where:		
<b>P1.</b>	Protect new development from the effects of bushfires via development design and risk management.	<b>A1.</b>	Asset Protection Zones from buffers between new development and existing/proposed wildlife corridors. The location and width of the Asset Protection Zones is as per the site constraints plan.
<b>P2.</b>	Asset Protection Zones should not be collocated within areas of an incompatible function and form.	<b>A2.</b>	Asset Protection Zones do not coincide with wildlife corridors and habitat. The Asset Protection Zones occurring on privately owned allotments do not coincide with required building envelopes.
<b>P3.</b>	Asset Protection Zones will require ongoing maintenance. Ongoing maintenance is provided to Asset Protection Zones	<b>A3.</b>	Owners of land that includes Asset Protection zones are required to maintain the zone in accordance with the Bush Fire Protection Act.



**Figure 3 – APZs for Bushfire Prone Land - North Cooranbong**

**Bushfire Risk Additional Information**

Given the site’s location in close proximity to large areas of vegetation, the site has been identified as being bushfire prone. The proximity of bushfire prone land in and around the subject site is shown on **Figure 3**. In order to demonstrate the ability of the site to accommodate future urban development (in particular residential development) as assessment of the bushfire threat must be made and appropriate protective measures put in place.

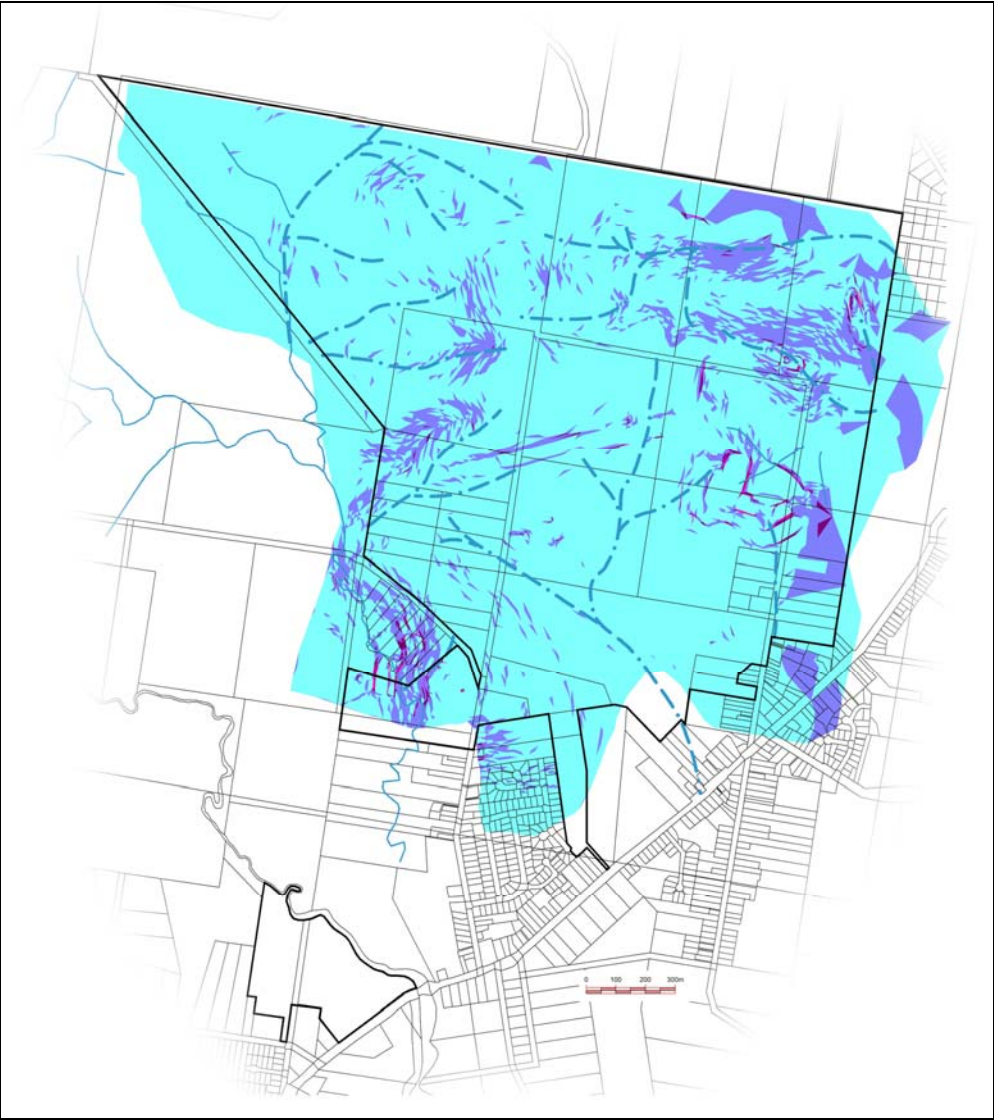
**SITE ASSESSMENT**

**Topography**

An assessment of the topography of the site was undertaken to a distance of 140m. **Figure 4** shows a topographical analysis of the site with slopes corresponding with the slope types outlines in the PBP2006 document.

**Table 2 – Minimum widths for public roads that are not perimeter roads. Source: Table 4.1 Planning for Bushfire Protection 2006.**

Curved radius (inside edge metres)	Swept Path (metres wide)	Single Lane (metres width)	Two way (metres width)
<40	3.5	4.5	8.0
40-69	3.0	3.9	7.5
70-100	2.7	3.6	6.9
>100	2.5	3.5	6.5



**Figure 4 – Topographical Analysis - North Cooranbong**



## Vegetation

An assessment of the sites vegetation was undertaken to a distance of 140m around the perimeter of the subject site. For the purposes of bushfire assessment the existing vegetation can be divided into three main categories, these being forest, woodland and grassland. As well as vegetation, a small section along

the southern boundary of the site adjoined the existing urban area of Cooranbong.

## APZ's

Using the topography and vegetation as described above and Appendix 3 of PBP2006, the required setbacks have been calculated and are listed in **Table 1**.

Where the vegetation is:	The Slope from the fire threat is:	Required setback therefore is:	OPZ
Grasslands	All upslope vegetation considered 0° (flat)	10 maintained as IPA	NA
Grasslands	>0 ° to 5° downslope	10 maintained as IPA	NA
Grasslands	>5° to 10 ° downslope	10 maintained as IPA	NA
Grasslands	>10° to 15 ° downslope	10 maintained as IPA	NA
Grassy Woodlands (Woodlands)	All upslope vegetation considered 0° (flat)	10 maintained as IPA	NA
Grassy Woodlands (Woodlands)	>0 ° to 5° downslope	15 maintained as IPA	NA
Grassy Woodlands (Woodlands)	>5° to 10 ° downslope	20 maintained as IPA	NA
Dry Sclerophyll Forest (open forest)	All upslope vegetation considered 0° (flat)	20 APZ Including	10m
<ul style="list-style-type: none"> <li>Fire Danger index (FDI)= 100 for Lake Macquarie Local Government Area, therefore APZ's taken from Table A2.4 Minimum Specifications for Asset Protection Zones (m) for Residential and Rural Residential Subdivision Purposes.</li> <li>OPZ information for forest vegetation taken from Table A2.7 Determining Allowable Outer Protection Areas (m) for forest vegetation within an APZ.</li> </ul>			

**Table 1: APZs for North Cooranbong**

## Access and Traffic

In order to meet the requirements of the RFS as described in PBP2006, adequate access must be provided. The concept layout provides an important protective feature in the form of perimeter roads with provided effective vegetation free areas.

## Water Supply

The subdivision of North Cooranbong will be primarily for residential allotments with a small area of mixed use. For the entire area there should be appropriate provision is water through a subdivision wide hydrant system built to the Australian Standard 2419.1 - 2005. Reticulated water will be available to all lots.

Performance Criteria		Acceptable Solutions	
	<b>The intent may be achieved where:</b>		
<b>P1.</b>	Provide reticulated water to all lots for fire fighting	<b>A1.</b>	Where water cannot be provided to a particular lot in line with the Australian Standard, designated fire fighting tanks are to be located in close proximity to each residence.
<b>P2.</b>	Minimum water supply levels will be available.	<b>A2.</b>	Where water cannot be provided to a particular lot minimum water supply 10,000 litres per dwelling will provide sufficient water to protect a house using a hose
<b>P3.</b>	Provisions for RFS fire fighting equipment to be used, will be made on site.	<b>A4.</b>	A suitable connection for RFS purposes must be available. In general 65mm Stortz outlet with a gate or ball valve should be provided.
<b>P4.</b>	Provisions for tankers to access water on site will be made.	<b>A4.</b>	Underground tanks with an access hole of 200mm will allow tankers to refill direct from the tank.
<b>P5.</b>	Raised tanks will be provided where necessary.	<b>A5.</b>	Raised tanks should have their stands protected.

<b>P6.</b>	Protect the power supply to the water pumps for the gravity fed water supply.	<b>A6.</b>	Water should be gravity fed by a diesel or petrol powered pumps that are not dependant on the main electrical supply. It is generally considered that 3kW pumps are adequate for the protection of a single dwelling using one or two hose lines.
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### **Flora and Fauna and Water Courses**

The **INTENT** of Council's requirements is to protect the quality of receiving waters and related ecosystems by preserving existing waterways and managing land adjacent to waterways through minimizing changes to floor frequency, water temperature, stream flow and water quality. Reduce construction impacts. Manage core habitat links and provide buffers between development and waterway.

Performance Criteria		Acceptable Solutions	
	<b>The intent may be achieved where:</b>		
<b>P1.</b>	Protect the receiving waters and related ecosystem	<b>A1.</b>	<b>Watercourses</b> A number of watercourses traverse the site as is evident by the green corridors which follow these watercourses through the site. Land zoning and urban design have created riparian areas along these watercourses. Additional setbacks are achieved from these vegetated areas through the use of perimeter roads.
<b>P2.</b>	Protect the surrounding flora and fauna.	<b>A2.</b>	All APZ's will occur within the boundaries of the North Cooranbong site. The concept layout for North Cooranbong includes boundary roads which surround the outer lots. As these can be incorporated into APZ's this will ensure APZ's will not encroach on neighboring conservation areas.

### **Mine Subsidence – Exempt & Complying Development**

The **INTENT** of Council's requirement is to ensure proposals on Mine Subsidence affected sites are excluded from exempt and complying development.

	<b>The intent may be achieved where:</b>		
<b>P1.</b>	Protect new development from the effects mine subsidence.	<b>A1.</b>	The 3 lots identified by the Mine Subsidence Board as affected by Mine Subsidence are excluded from the provisions of Exempt and Complying Development. These lots are known as Lots 1, 2 and 3 DP 3533.

## Sustainability

Development on the site proposes to address the issue of sustainability in the manner shown on the Sustainability Plan.

### Water Management

The water management principles for the site are to be adopted in the formation of a sustainable water management strategy for the North Cooranbong proposal. The water management strategy would be developed with respect to water sensitive urban design, run-off quality and quality control, potable water re-use reduction and retention / rehabilitation of creekline riparian corridors.

The development proposes the implementation of a water-sensitive urban design approach in order to contribute to the long term sustainability of the site and its surrounding environment.

Performance Criteria		Acceptable Solutions	
	<b>The intent may be achieved where:</b>		
<b>P1.</b>	A water-sensitive urban design approach will be undertaken	<b>A1</b> .	<ul style="list-style-type: none"><li>• run-off from roofed areas would be collected and detained in rainwater tanks with an overflow by-pass to the street (<i>bioretention</i>) drainage system</li><li>• large impervious areas such as roads would be directed to bioretention swales where they would be filtered and treated biologically</li><li>• excess flows from the bioretention swales and basins would flow into the pipe drainage system designed to cater for the 10 year ARI event</li><li>• stormwater exiting the pipe drainage system would pass through a gross pollutant trap to remove remaining coarse sediment, litter, debris, oils and grease, and</li><li>• stormwater would drain from the gross pollutant trap to either a wetland or a dry infiltration / bioretention basin for final treatment before discharge to the downstream system.</li></ul>

## Flora and Fauna

Performance Criteria		Acceptable Solutions	
	<b>The intent may be achieved where:</b>		
<b>P1.</b>	Protect the existing flora and fauna on site.	<b>A1</b> .	<ul style="list-style-type: none"> <li>The design of the development should ensure areas of retained woodland do not become isolated from the surrounding area and remain viable communities.</li> <li>Ecological corridors are to be determined</li> </ul>
<b>P2.</b>	Protect the existing water ways.	<b>A2</b> .	<ul style="list-style-type: none"> <li>The design of the development should retain major creeks and their tributaries in accordance with the Sustainability Plan</li> <li>Water sensitive urban design principles are to be applied at detailed design of potable water demand and run-off water quality.</li> </ul>
<b>P3.</b>	Ensure adequate water quality measures are used.	<b>A3</b> .	Adequate water quality measures to be used include a mix of bio detention swales and detention basins along roads and in open space.
<b>P4.</b>	Ensure solar access is optimized in dwelling design.	<b>A4</b> .	Maximize the number of residential lots where the topography will allow for a northerly alignment.

## Landscape

The **INTENT** of Council's requirements is to provide landscaping appropriate to the nature and scale of the development proposal. Landscape should recognise and enhance the local character of the area, support retention and regeneration of ecologically valuable areas and corridors, address microclimatic conditions and minimise bushfire hazards.

The landscape should contribute to the existing streetscape and the local character. Planting selections should assist in the creation of sense of place or specific character, enhance the amenity of the area and provide a suitable backdrop to the built form. Provide a range of recreational and environmental settings, corridors and focal points. Provide opportunities to address issues of security and surveillance.

## Landscape

Performance Criteria		Acceptable Solutions	
	<b>The intent may be achieved where:</b>		
<b>P1.</b>	Ensure ecological corridors are of retained landscape which create a bushland setting for the development	<b>A1.</b>	<ul style="list-style-type: none"> <li>The ecological corridors are to provide an appropriate environment for the protection of threatened species through habitat retention.</li> <li>Ecological corridors are to incorporate the main riparian corridors within the site.</li> </ul>
<b>P2.</b>	Provide for passive recreation activities on site.	<b>A2.</b>	<ul style="list-style-type: none"> <li>Bicycle paths and walkways should be provided next to ecological corridors and riparian corridors.</li> <li>A landscape plan should be prepared showing a footpath system through open space and interconnect open space networks with environmental land.</li> </ul>

## Topography

Performance Criteria		Acceptable Solutions	
	<b>The intent may be achieved where:</b>		
<b>P1.</b>	Ensure that development and associated works are located on appropriate landscape and that design respects the land form.	<b>A1.</b>	<ul style="list-style-type: none"> <li>Roads are to follow contours of the land to provide for easy walking and cycling to on-site facilities.</li> <li>Roads perpendicular to contours are to be minimized.</li> </ul>

## Pathways

Performance Criteria		Acceptable Solutions	
	<b>The intent may be achieved where:</b>		
<b>P1.</b>	Shared pathways provide opportunities to use the community facilities.	<b>A1.</b>	<ul style="list-style-type: none"> <li>The shared pathway is to be 3.0m in width and constructed from reinforced concrete.</li> <li>Council's Engineering Guidelines in DCP 1, Ausroads, AS1428.1, AS1428.4 and CPTED principles are to be taken into account where appropriate.</li> </ul>
<b>P2.</b>	Ensure adequate pedestrian access across the site.	<b>A2.</b>	<ul style="list-style-type: none"> <li>All other pathways are to be 1.5m wide and constructed from reinforced concrete.</li> <li>The pathways are to provide for disabled access.</li> </ul>

focal points. Provide opportunities to address issues of security and surveillance.

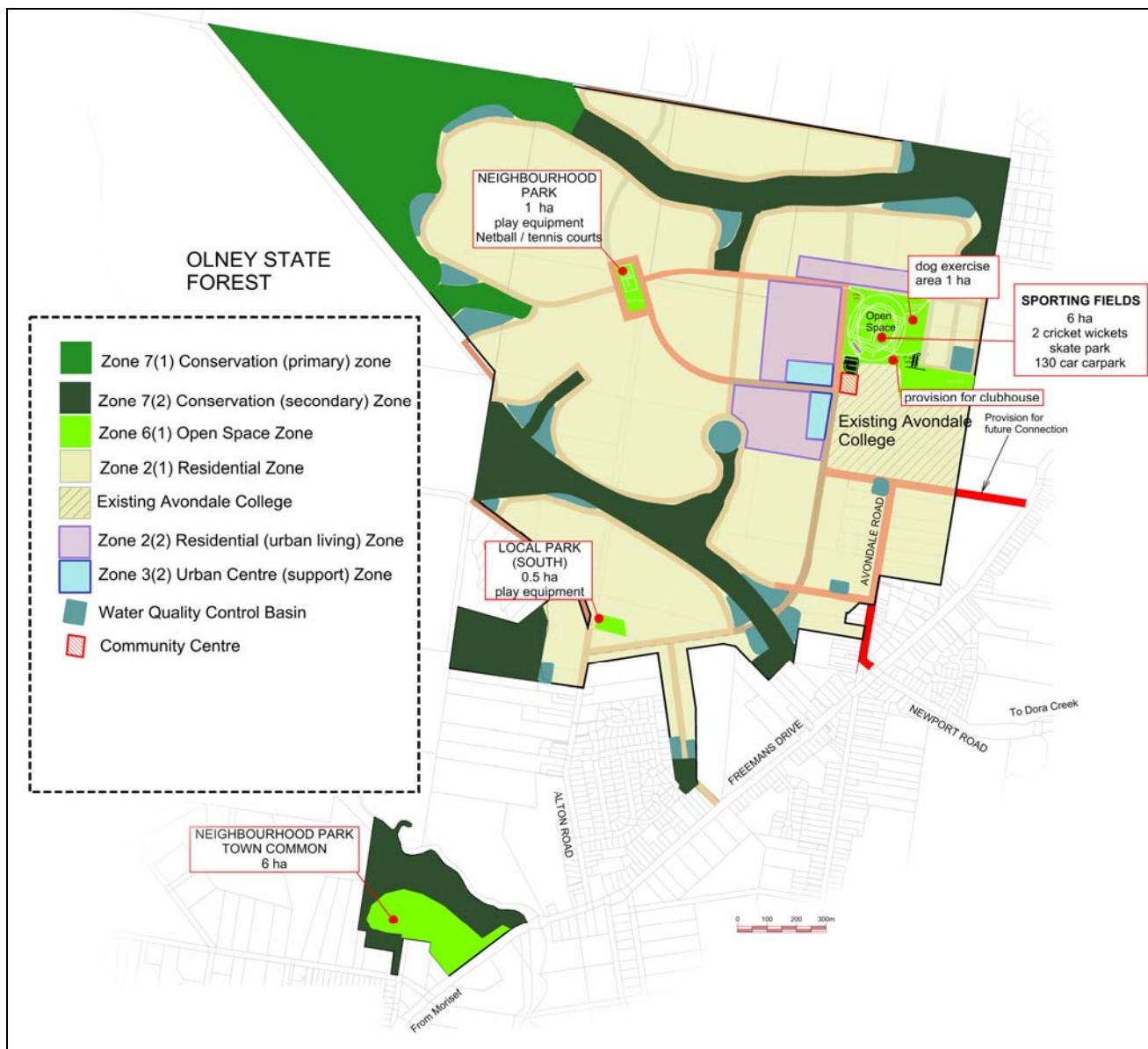
## Public Open Space

The **INTENT** of Council's requirements is to provide landscaping appropriate to the nature and scale of the development proposal (**Figure 5**). Landscape should recognise and enhance the local character of the area, support retention and regeneration of ecologically valuable areas and corridors, address microclimatic conditions and minimise bushfire hazards. The landscape should contribute to the existing streetscape and the local character. Planting selections should assist in the creation of sense of place or specific character, enhance the amenity of the area and provide a suitable backdrop to the built form. Provide a range of recreational and environmental settings, corridors and

Performance Criteria		Acceptable Solutions	
	<b>The intent may be achieved where:</b>		
<b>P1.</b>	To ensure adequate off-street car parking is provided for the public open space.	<b>A1.</b>	<ul style="list-style-type: none"> <li>Parking is to be provided in the park.</li> <li>The carpark design shall be in accordance with the relevant Australian Standards.</li> </ul>
<b>P2.</b>	To ensure adequate facilities are available.	<b>A2.</b>	<ul style="list-style-type: none"> <li>Street furniture is to be provided at key points throughout the park. Additionally, picnic tables should be provided for group use and/or rest points.</li> <li>Shade or shelters is to be provided where appropriate.</li> <li>Bike racks are to be provided.</li> </ul>



			<ul style="list-style-type: none"> <li>• Play equipment should be sourced, designed and installed to cater for children aged 4-12 years and meet current Australian Standards.</li> <li>• Playground fencing shall be installed to provide protection for play areas as determined by a design risk assessment during the development stage.</li> <li>• A dog exercise area shall be provided.</li> <li>• Garbage bins are to be provided.</li> </ul>
<b>P3.</b>	To ensure a variety of recreational facilities are available.	<b>A3.</b>	<ul style="list-style-type: none"> <li>• A skate park should be provided in accordance with the park masterplan.</li> <li>• Sports playing fields should be provided in accordance with the park masterplan and should be designed with a playing surface that is playable within 24hr of heavy rain and able to withstand high levels of heavy use.</li> <li>• Flood lighting should be provided on one playing field for night use.</li> <li>• Flood lighting will be in accordance with relevant Australian Standards.</li> <li>• An automated pop up sprinkler irrigation system using recycled water, should be installed for the sports playing fields.</li> </ul>



**Figure 5 – Open Space - North Cooranbong**

## Streetscape

The **INTENT** of Council's requirements is the enhancement and creation of attractive, pleasant and safe streetscapes.

Performance Criteria		Acceptable Solutions	
	<b>The intent may be achieved where:</b>		
<b>P1.</b>	Development for the purposes of large subdivision.	<b>A1</b>	A Streetscape Plan, as a component of either the Subdivision Plan and/or Category 2 or 3 Landscape Plan, will be prepared and lodged in accordance with Council's requirements.
<b>P2.</b>	The <b>STREETSCAPE</b> built form and landscape: <ul style="list-style-type: none"> <li>• Achieves an attractive setting with clear character and identity,</li> <li>• Provides for appropriate street tree planting, furniture and the like,</li> <li>• Responds to transport networks and links.</li> </ul>	<b>A2</b>	<ul style="list-style-type: none"> <li>• Street furniture is to include street lighting, tree guards, seating and garbage receptacles and is to reflect the theme of the development and park furniture.</li> <li>• Provision for vehicle parking is to be determined by the location and type of roadway within the development site.</li> <li>• Parallel parking should be the dominant form of parking.</li> <li>• Bays should be separated by street tree plantings.</li> <li>• Public bus bays should be located at key points along the transport routes shown in the Transport Plan.</li> <li>• Shared pathways/cycleways shall be provided to offer connectivity between residential areas, access to shops, and movement in the parkland and greenway areas.</li> </ul>

## Traffic and Accessibility

The **INTENT** of Council's requirements is to ensure that the proposed street network provides ease of access and adequate connectivity to surrounding urban areas.

Performance Criteria		Acceptable Solutions	
	<b>The intent may be achieved where:</b>		
<b>P1.</b>	Develop a road hierarchy dependant upon the type and function of the road.	<b>A1.</b>	<ul style="list-style-type: none"> <li>• Dominant roadways should be 24m wide with landscaped central median bioswales.</li> <li>• Significant roadways (as shown on Concept Plan) should incorporate avenues of "stately" trees to provide a shade canopy.</li> <li>• Road side tree planting should be landscape features within the site and provide visual landmarks.</li> <li>• Pedestrian pathways should be 1.5m wide with a pavement surface suitable for the location and purpose.</li> <li>• Shared pathway/cycleways should be located in the road reserve and contain secondary street tree plantings.</li> </ul>
<b>P2.</b>	To integrate the proposed development with the Cooranbong area by providing transport links to the existing road network and community facilities.	<b>A2.</b>	<ul style="list-style-type: none"> <li>• A minimum of 3 principle entries should be provided into the site to allow access to the east of the site from Avondale Rd, the north of the site from Mt Nelinda Rd and the south west of the site from both sides of Alton Rd in accordance with the Transport Plan.</li> <li>• A link should be provided to the south of the site from the intersection of Avondale Rd and Newport Rd.</li> </ul>

			<ul style="list-style-type: none"> <li>• Provision should be made for a link to the south of the site off Freemans Dr.</li> <li>• A network of connectors should be provided within the internal layout of the site.</li> </ul>
<b>P3.</b>	To ensure access for fire protection, open space and retained landscape is maximized.	<b>A3.</b>	<ul style="list-style-type: none"> <li>• Roads should front open space and retained landscape where possible.</li> <li>• Only designated roads may cross bushland.</li> </ul>
<b>P4.</b>	To ensure adequate and easy access to existing public transport.	<b>A4.</b>	The planning of land use for the site should ensure that bus routes are within a 400m walking distance of a bus stop. Existing bus routes may need to be altered to service the site.
<b>P5.</b>	To provide Avondale School with improved vehicle access.	<b>A5.</b>	<ul style="list-style-type: none"> <li>• Bicycle routes should extend to the school to provide an alternate mode of transport for students and staff.</li> </ul>

## Built Form

The **INTENT** of Council's requirements is to ensure that the proposed development provides a variety of residential housing types to provide choice and diversity, and respond to the surrounding local character.

## Dwelling Design

Performance Criteria		Acceptable Solutions	
	<b>The intent may be achieved where:</b>		
<b>P1.</b>	Develop a variety of housing types on site to allow choice.	<b>A1.</b>	<ul style="list-style-type: none"> <li>• Development should consist of a mix of standard residential development and medium density development.</li> </ul>
<b>P2.</b>	Locate standard residential development and medium residential development in appropriate locations on site.	<b>A3.</b>	<ul style="list-style-type: none"> <li>• Low density development should be located on constrained sites.</li> <li>• Medium density development should be located within close proximity to facilities, public transport and open space.</li> </ul>
<b>P3.</b>	Ensure appropriate design of dwellings taking into account ESD principles and local character.	<b>A3.</b>	<ul style="list-style-type: none"> <li>• Low density development should have a density no greater than 10dw/ha and be designed to maximize solar access and energy efficiency.</li> <li>• Medium density development should be designed for small lot housing and dual occupancy development be designed to maximize solar access and energy efficiency.</li> </ul>
<b>P4.</b>	Ensure building design takes into account the surrounding character.	<b>A3.</b>	<ul style="list-style-type: none"> <li>• The façades are to be of a modern contemporary design.</li> <li>• "Mock" styles and/or period designs are not permitted.</li> <li>• Both facades on corner lots are to be of the same architectural style.</li> <li>• Minimum roof pitch for standard roof lines is 22.5° (skillion roofs excluded).</li> <li>• External walls and finishes are to be constructed of appropriate materials which include: <ul style="list-style-type: none"> <li>▪ Weather board</li> <li>▪ Cement render</li> <li>▪ Facebrick</li> <li>▪ Natural stone or similar</li> </ul> </li> <li>• External walls may be bagged and painted.</li> </ul>
<b>P5.</b>	To ensure home based business can be encouraged and accommodated.	<b>A5.</b>	<ul style="list-style-type: none"> <li>• Dwellings should be designed to accommodated home offices and home studios.</li> </ul>

## Garages

Performance Criteria		Acceptable Solutions	
	<b>The intent may be achieved where:</b>		
P1.	Ensure garages do not dominate the streetscape and are in character with the dwelling design.	A1.	<ul style="list-style-type: none"> <li>• Carports and similar structures are not permitted under the main roof of the dwelling</li> <li>• Garages are to be generally located 1m behind the front building line.</li> <li>• Roller doors are not permitted</li> </ul>

## Fencing

Performance Criteria		Acceptable Solutions	
	<b>The intent may be achieved where:</b>		
P1.	Ensure fencing does not dominate the streetscape.	A1.	<ul style="list-style-type: none"> <li>• Side and rear fencing is to be a maximum height of 1.8m</li> <li>• On corner lots, fencing on the secondary street may only be a maximum of 40% of the boundary length.</li> <li>• One step of 600mm is encouraged to articulate corner lot fencing and allow for landscaping.</li> </ul>

## Letterbox Design

Performance Criteria		Acceptable Solutions	
	<b>The intent may be achieved where:</b>		
P1.	Ensure letterbox design in character with the surrounding streetscape.	A1.	<ul style="list-style-type: none"> <li>• The provision of letterboxes must be compliant with Australia Post requirements</li> <li>• Letterboxes must be of a simple design.</li> <li>• Letterboxes should be incorporated into the front fence where appropriate</li> <li>• The letterbox should be constructed from the same materials as the dwelling.</li> </ul>

## Setbacks

Performance Criteria		Acceptable Solutions	
	<b>The intent may be achieved where:</b>		
P1.	Ensure dwelling design provides for ESD principles, and takes into account neighbourhood amenity.	A1.	<ul style="list-style-type: none"> <li>• Dwellings should generally have side setbacks of 1.35m to address issues such as overshadowing, privacy and the like.</li> <li>• Living areas should generally be oriented to the north and have cross flow ventilation.</li> <li>• Outdoor living areas are encouraged.</li> </ul>