Appendix E – DCP Compliance Table

Reference	Control	Compliance
Part B – Environmental Guidelines		
B.3 Hunter River Flood Plain		
2.3 Filling of Flood Storage and Flood Fringe Area		
2.3	An application for filling within the flood storage or flood fringe areas must be supported by a fully dynamic computer flood model unless: (a) There is no net importation of fill within the 1:100 ARI flood extent; or (b) Filling up to 7,000m3 or 20% of the total 1:100 ARI flood storage/flood fringe volume of the lot (whichever fill volume is lower) that; (ii) is associated with construction of a dwelling in rural zones, and (iii) where construction of a dwelling is permitted; and all of other flood requirements (such as evacuation) is achieved; and/or (c) Filling up to 3,500m3 or 10% of the total 1:100 ARI flood storage/flood fringe volume of the lot (whichever fill volume is lower) associated with construction of a mound to provide refuge for stock during floods	A Stormwater Management and Flood Report has been prepared to support this proposal (**Appendix F**). Some minor fill may encroach on flood fringe areas however, this filling would not impact the existing flood environment or adjoining properties considering the vast floodplain storage volume. The flood assessment concludes that as very minor and limited fill is proposed within an area mapped as flood fringe, and flooding occurs due to backwater from the Hunter River, it is concluded that the proposed development would have a negligible impact on the existing flood environment or adjoining properties.
2.3 General Building Requirements		
1	All habitable finished floors shall be no lower than the FPL.	The site will have levels which will be above the FPL and facilitate construction of housing with FFL above the FPL. Please refer to the Civil Engineering Plans (**Appendix A**) and the Stormwater Management and Flood Report (**Appendix F**).
2	Flood-free access shall be provided from the development to an appropriate evacuation facility (as identified in the Maitland Local Flood Plan), at the 1:20 ARI flood level or higher.	The proposal provides flood free access via the section of lead in road, and the separate connection west through to Wyndella Road and to the New England Highway.
4	Provision shall be made for the safe evacuation of people from the development in accordance with the Maitland Local Flood Plan.	As above.
B.5 – Tree and Vegetation Management		

Reference	Control	Compliance
1. Clearing of vegetation that requires Council Consent		
1.1	Consent from Council is required prior to clearing or pruning the following: a. vegetation in a threatened ecological community or a threatened plant species listed under the Biodiversity Conservation Act 2016 or Fisheries Management Act 1994; or b. a tree that is required to be retained or planted as a condition of a complying development certificate or development consent, or c. a tree that was planted as a replacement tree, or d. any other native vegetation including understorey plants, groundcovers and plants occurring in a wetland and is less than the biodiversity offsets scheme threshold identified under the Biodiversity Conservation Act 2016, or e. all trees and shrubs, regardless of size, on land managed by a public authority including Council, or f. all other trees or shrubs that are not listed in (a) to (f) above, unless: i. the tree or shrub is located within 3m of the wall of an existing principal building (excluding carports, garages, pergolas, fences, retaining walls and the like); or ii. the tree is less than 3m in height, or with a Diameter at Breast Height (DBH) measured at 1.3m above ground level) less than 100mm; or iii. the shrub is less than 5m in height; or iv. the tree is grown for fruit or nut production; v. pruning is maintenance of less than 12 months growth or 10% of foliage undertaken in accordance with Australian Standard (AS) 4373– Pruning of amenity trees; vi. the tree is dying or dead and is not required as the habitat of native animals, where Council is provided with a tree removal notification 10 days prior to removal; or vii. where there is a risk to human life or property, when Council is provided with a tree removal notification 10 days prior to removal; or viii. that requires urgent removal on account of immediate failure when Council is provided with a tree removal notification post-event. ix. the tree is listed as Priority Weed for the Hunter Region, Weed of National Significance (WoNS) or any other exotic species determined to be an invasive species.	This DA does not propose the removal of tree or any native vegetation. Please refer to the Biodiversity Advice Letter which confirms compliance with this requirement (**Appendix K**).
B.7 – Environmentally Sensitive Land		
2. Access and Pathways		
2.0	Pedestrian paths and cycleways shall not interfere with the connectivity or functions of riparian land, but they may be located in such a way that they contribute to management of edge effects and have minimal impact on riparian land. This includes the integration of appropriately designed and engineered drainage and stormwater infrastructure (refer to Council's Manual of Engineering Standards).	The current riparian lands are highly degraded, weed infested and lack sensitive environmental characteristics. The planning for paths and cycleways over time will be integrated into the riparian rehabilitation, including future crossings of the riparian lands. For this Proposal, a section of 3m cyclist path has been integrated into the design of the basin (and sits outside the areas to be re-established with vegetated riparian zones. Other pathways are outside the riparian land have been integrated into the Proposal. Pedestrian and cycle pathways are located wholly outside of the riparian land. Temporary access will be provided via the VRZ to the site, this will however be removed after construction. Please refer to the Civil Engineering Plans in **Appendix A**, the draft Riparian Vegetation Management Plan (RVMP) in **Appendix L** and the

Reference	Control	Compliance
		Landscape Plans in **Appendix D**, which show pathways by this proposal outside the area to be rehabilitated as a vegetated riparian zone.
	While riparian waterways should allow for public access and integration where appropriate and practical, access paths should not unnecessarily impact upon the VRZ.	A**s above,** access paths do not unnecessarily impact upon the VRZ to be established – refer draft RVMP (**Appendix L**).
	Where perimeter roads are to be incorporated in subdivisions adjacent to riparian land, roads must be located in a way that ensures houses are orientated towards riparian land (as shown in Figure 7 previously).	STR5 which is a perimeter road adjacent to the riparian land allows houses to be orientated towards the riparian corridor.
3. Development Location		
3.1	The use of services such as stormwater, water and sewer infrastructure within riparian areas shall be limited to those circumstances where no other option exists, and Council is satisfied that the riparian corridor and waterway will not be significantly impacted.	The proposal is supported by a Stormwater Management and Flood Report (**Appendix F**) and Civil Engineering Plans (**Appendix A**). These demonstrate that the services associated with the Proposal do not conflict or impact the degraded and to be rehabilitated riparian corridor that borders the site.
3.2	Subdivision works and other development must not extend into the VRZ, unless there is no other practicable means to achieve an appropriate development outcome or to service development with essential services and infrastructure. The VRZ shall be protected from any unreasonable environmental effects that could be generated by new development. The proponent must demonstrate that any proposal involving interference with the VRZ will result in no significant or unnecessary vegetation loss. Note: Any application requiring referral to the WaterNSW (in accordance with Guidelines for Riparian Corridors on Waterfront Land administered by WaterNSW) will trigger integrated development, and the respective referral fees and charges will apply.	The proposal illustrates that the toe of the basin batter sits at places on the outer VRZ line. The basin batters will be formed, supported by a construction works zone sitting in parts of the outer VRZ, prior to the planned rehabilitation and replanting of the outer VRZ. The watercourse is currently heavily degraded and there is no existing VRZ to which any negative unreasonable environmental effect is generated. The Proposal does not result in any vegetation loss, and introduces, through rehabilitation, a southern VRZ, in conjunction with weed control and revegetation also within the riparian channel. Integrated referral is triggered.
3.3	Siting, location and design of developments on land that directly adjoins riparian areas shall consider the effects of the development on riparian land, and comply with the specific requirements as contained in the Maitland Local Environmental Plan 2011 and associated plans identified in section 1.1 above	The Biodiversity Advice Letter (**Appendix K**) and Riparian Management Plan (**Appendix L**) have carefully considered the impacts to the riparian land. The extent of the construction works zone are proposed to overlap partially with vegetation management areas. However, the extent of works taking place on riparian land largely relates to the provision landscaping and footpaths as part of the basin landscaping plan, these do not overlap with the VRZ. Further, the RVMP provides an assessment in line with the requirements under clause 7.4 of the MLEP. It includes suitable measures to revegetate and facilitate the rehabilitation of riparian land. The development has therefore holistically considered the effects which are minimal on riparian land.
3.4	The use of impervious areas within and directly adjoining riparian areas is to be minimised in order to reduce unacceptable rates of runoff that cause erosion, sedimentation and siltation.	The use of impervious areas surrounding the riparian area has been minimised. Please refer to the Civil Engineering Plans (**Appendix A**).

Reference	Control	Compliance
3.5	Fencing within riparian areas shall be minimised and be of open design in order to allow for the free passage of water, fauna and flora.	The proposal does not include fencing around the riparian area.
3.6	Bridges and crossings over waterways shall not interfere with connectivity of vegetation, alignment or profile of stream banks, and must not restrict flow during flood events.	Not applicable. No bridges or crossings are proposed.
3.7	For watercourses traversing urban release areas, rehabilitation shall be assisted through the appropriate design of roads, cycleways, pathways and infrastructure, ensuring that a VRZ and riparian buffer areas are maintained throughout the extent of the urban release area, and that connectivity occurs with adjoining riparian areas and waterways. The width of buffer areas is to be determined in conjunction with the order of streams, as defined in the Guidelines for Riparian Corridors on Waterfront Land administered by WaterNSW.	The proposal has been strategically designed to integrate a section of riparian corridor in to the subdivision design. Please refer to the Civil Engineering Plans (**Appendix A**). The width of the VRZ has been informed by riparian assessment and consistent with the relevant Guidelines and a draft RVMP has been included. (**Appendix L**).
4. Riparian Watercourses and Flooding		
4.1	Soil disturbance - within riparian areas shall be limited to the purposes of providing critical infrastructure and remediation activities associated with improving flood mitigation and health of waterways. Disturbances within the VRZ should be avoided at all costs.	Soil disturbance within the riparian areas has been limited noting that the southern VRZ is to be established by this Proposal. No construction works are proposed within the VRZ, it will however be used for temporary access during construction. The VRMP will ultimately ensure that vegetation within riparian areas are maintained, revegetated and an improved outcome for the site is achieved.
4.2	Riparian vegetation -should not to be removed from riparian corridors for the purposes of new development. Any proposal to consider offsets associated with development are to be assessed in accordance with the Guidelines for Riparian Corridors on Waterfront Land administered by WaterNSW. Where a proponent pursues an offset within the riparian corridor, the application will trigger integrated development, and the respective referral fees and charges will apply.	The Biodiversity Advice confirms that no riparian vegetation is to be removed, and the Riparian Assessment confirms that no 'averaging' or offsets for the establishment of the VRZ., which will be in accordance with the relevant Guidelines
4.3	Vegetation Connectivity - Development shall not compromise connectivity, or opportunities for future connectivity, of riparian vegetation and habitat, or interfere with hydrological flows within waterways or riparian land.	There is no current connectivity of riparian vegetation and habitat. The proposal improves vegetation connectivity by establishing a southern VRZ, and also includes improvement within the waterway channel by weed removal and replanting. Hydrological flows are not interfered with
4.4	Any flood study to support a DA which could impact upon riparian land and/or waterways needs to include an assessment of improvements to the health and structure of riparian land. This is necessary in order to determine flood risk and identify possible natural mitigation measures against flooding, as opposed to alternative engineered mitigation measures that could have greater impacts upon the riparian corridor.	The Stormwater Management and Flood Report confirms that the proposed development would not have a substantial impact on flooding outside of the site. Please refer to **Appendix F**. The draft RVMP improves the health and structure of the section of riparian land.
4.5	Improvements and remediation of riparian waterway banks should include only endemic native riparian species and complimentary soft engineering techniques.	.A RVMP has been prepared to support the management of the riparian area including the waterway channel and its banks. Please refer to **Appendix L**.

Reference	Control	Compliance
4.6	Stormwater detention areas and infrastructure shall maintain appropriate engineering design and mechanisms to ensure that all stormwater is treated prior to entering riparian waterways, whilst ensuring that such engineering and the location of stormwater devices does not compromise the connectivity and functioning of riparian vegetation, waterways and wildlife habitat.	The proposal includes a water quality detention/water quality basin for the storage and treatment of stormwater to reduce the impact on waterways consistent with standards. Please refer to the Civil Engineering Plans (**Appendix A**) and the Stormwater Management Report (**Appendix F**).
4.7	Works shall not be permitted in riparian areas that are likely to require excessive or incompatible piping, cause realignment of natural waterways, or alter the depth or width of natural waterways.	The proposal includes minor battering as part of the basin which adjoins the VRZ. No works are proposed which would require excessive or incompatible piping or cause realignment of natural waterways due to the basin construction. Please refer to the Civil Engineering Plans in **Appendix A** and the RVMP is **Appendix L.**
4.8	The stability of waterway banks and channels shall be protected by minimising the removal of vegetation, natural riparian debris and natural stream structure, except where woody debris results in a flood hazard.	There is limited existing vegetation and no removal proposed. The natural stream structure is maintained by the proposal and the channel and banks improved by weed removal and revegetation.
4.9	Where there is no alternative but to locate infrastructure and services within riparian areas (i.e. all possible alternative options have been exhausted), the design of such services shall accommodate for the natural functions of the riparian area and waterway.	As above.
5. Other Environmental Considerations		
5.1	Asset Protection Zones (APZs) proposed for bushfire management in association with a proposed development should not be located within the VRZ (see Figure 1). No riparian vegetation should be removed from the VRZ for the purposes of providing an APZ or for bushfire management, unless the proponent pursues an APZ within the VRZ (in accordance with Guidelines for Riparian Corridors on Waterfront Land administered by WaterNSW). Any such application will trigger integrated development, and the respective referral fees and charges will apply.	The Bushfire Assessment Report confirms have the Vegetated Riparian Zone (VRZ) is acknowledged as a bushfire hazard and it not located within any APZ. No riparian vegetation is removed from the VRZ. Refer to **Appendix M**.
5.2	Access points to riparian waterways shall be located so as to minimise disturbance to riparian vegetation, banks and wildlife habitat. Access shall be restricted within the VRZ.	The Proposal does not include any access point to the waterway or the VRZ, with access provided by sections of proposed pathway and cycleway. No fencing is proposed to the VRZ
5.3	Rehabilitation - within the VRZ the density of plantings shall be consistent with the naturally occurring density of endemic species in the riparian area, and shall comprise 100% local native species. No substitution for native endemic species will be permitted.	PCT has been selected as the most appropriate target community as part of the RVMP (**Appendix L**) and proposes revegetation in line with this community. The proposal and RVMP is therefore consistent with this control.
5.4	Rehabilitation of environmentally sensitive land must be accompanied by a 5 year Vegetation Management Plan (VMP) prepared by a qualified restoration ecologist. The VMP must include but is not limited to: • Planting schedule including species list, planting density, timing	A RVMP has been prepared for the site at **Appendix L** in accordance with the DCP.

Reference	Control	Compliance
	• Key performance indicators • Maintenance regime and weed control Monitoring	
5.5	The objectives of the VMP should be to: • Recreate the original vegetation that was present prior to disturbance. • Achieve a low maintenance state within 5 years or prior to being handed over to council.	A RVMP has been prepared for the site at **Appendix L** in accordance with the DCP. The RVMP aims to contribute to revegetation at the site.
Part C – Design Guidelines		
Design Elements – Environmental Considerations		
EC.1 Flora and Fauna		
EC.1.1	Areas of significant habitat must be protected.	No areas of significant habitat have been identified within the Biodiversity Advice Letter at **Appendix K**.
EC.1.2	Design subdivision layout to avoid significant stands of vegetation. Where the subdivision proposal affects significant stands of vegetation, lot layout and lot size must take into account the need to retain the vegetation and the impact of likely future development on the lots, including building envelopes, parking, access and other development requirements such as Asset Protection Zones.	The Biodiversity Advice provided with this proposal confirms that the site does not contain any Biodiversity Value Mapped areas, there is no extant plant community on site and there is extremely limited vegetation in the watercourses. The report concludes that due to the predominantly cleared nature of the site, the proposal will not impact any existing strands of vegetation. Please refer to **Appendix K**.
EC.1.3	Retain existing natural drainage lines and watercourses where practicable, revegetate where necessary and incorporate into open space areas (including pedestrian and/or cycleway corridors) or include in common property.	The proposed subdivision retains existing natural drainage and water course lines of the existing ephemeral watercourse to the north and is supported by a RVMP (refer above).
EC.1.4	Provide link to existing vegetation corridors through open space provision and appropriate planting.	As detailed in the RVMP, the Site has no meaningful extant native vegetation, however, forms a unvegetated riparian corridor that has the capacity to form a link through the urban area through progressive vegetation management along the existing watercourse as part of future ongoing development within AURA. Refer to **Appendix L**.
EC.1.5	Lot boundaries should be located to incorporate the whole of any significant stand of vegetation that is not included in common areas.	As detailed in the Biodiversity Advice Letter (**Appendix K**), the site consists of predominately exotic grass species and there is no extant plant community on the site. No native vegetation occur within the development footprint. There is no area of significant vegetation which was required to be considered as part of lot boundary co-ordination.
EC.1.6	Land title choices should reflect the need to protect and enhance vegetation. For example, Community Title may be appropriate where degraded areas need to be rehabilitated and maintained as part of the consent.	As above. The section of riparian VMP is proposed within drainage reserve.

Reference	Control	Compliance
EC.1.7	The location of all natural drainage lines, wetland areas and significant stands of vegetation are to be mapped. Any vegetation to be removed must be identified and quantified. The subdivision application is required to address appropriate mechanisms for retention and protection of native vegetation.	There are no significant stands of vegetation or wetland areas, and no need for vegetation removal. The location of the watercourse is included on plans.
EC.1.8	Where a subdivision proposal is likely to result in the loss of vegetation, or is likely to impact upon any environmentally sensitive area (such as a watercourse, wetland etc), it is to be accompanied by a flora and fauna assessment report prepared by a suitably qualified person. This report is to primarily address the 7 Part Test referred to in clause 1.7 of the Environmental Planning and Assessment Act, 1979, and the requirements of SEPP (Biodiversity and Conservation) 2021. As a result of this report a subsequent Species Impact Statement may be required.	Biodiversity Advice Letter has been prepared to support this DA (**Appendix K**) This assessment confirms that the proposal does not result in loss of vegetation, nor does it propose works which would impact upon an environmentally sensitive area.
EC.1.9	Where environmental enhancement is required, a planting and vegetation management scheme is to be prepared and implemented, indicating the reinstatement or enhancement of vegetation in riparian areas adjoining water courses, major drainage lines, significant areas of native vegetation, habitat, or proposed vegetation corridors and land use buffer areas.	A RVMP has been prepared and accompanies the DA (**Appendix L**). This establishes how vegetation of riparian area within and on the southern side of the adjoining water courses will be enhanced through weed control and revegetation.
EC.1.10	Planting should consist of species indigenous to the locality, and those which will enhance bio-diversity and provide wildlife habitat. Suitable species can be sourced from local nurseries, or seed collected from plants already growing in the area. Species and planting guidelines are available from Council and/or Greening Australia.	The RVMP and landscape plans establish a planting list for the proposal which will achieve appropriate riparian corridor objectives
EC.2 Heritage and Archaeology		
EC.2.1	Clause 5.10 in the Maitland LEP 2011 and Parts C.4: Heritage Conservation and E.3: Heritage Conservation Areas in this DCP contain provisions which require investigation and protection of heritage items in certain circumstances. These provisions apply in some cases to subdivision and must be complied with.	Noted. An assessment of this clause has been provided with the Statement of Environmental Effects (SEE) prepared by Ethos Urban. The site does not consist of any items of European heritage.
EC.2.2	Where a subdivision proposal affects any listed heritage item, the impact on the curtilage or immediate context of a heritage item must be evaluated in the Statement of Environmental Effects. Part C.4: Heritage Conservation should be considered to determine whether the preparation of a Character Statement or Statement of Heritage Impact is required.	Not Applicable. There are no listed heritage items on the site. Anambah House (stage heritage listed item) is located further north along Anambah Road, however the site is not located within the heritage curtilage of this item.
EC.2.3	Preparation of an Archaeological Assessment may be required where there is no previous investigative study, or where such study was so broad that Council is unable to reasonably predict the likelihood of European or Aboriginal sites of significance (such as a site that is the location of an Aboriginal place or relic, within the meaning of the	An ACHAR has been prepared by GML for the main DB20 landholding of AURA, it confirms Aboriginal objects are present and will be impacted by the proposed development. An AHIP will be obtained from Heritage NSW. Please refer to **Appendix N**.

Reference	Control	Compliance
	National Parks and Wildlife Act 1974). If in doubt, applicants should consult with the NSW National Parks and Wildlife Service or Council. It is an offence to destroy an Aboriginal Archaeological site without the consent of the Director of National Parks and Wildlife. Even where studies have been undertaken, if a place or relic is discovered during construction of a subdivision, all work in that area must cease until such consent is obtained. Similarly, the consent of the Heritage Office is required for destruction of significant nonaboriginal sites.	
EC.3 Hazards		
Flooding		
EC.3.1	All lots within new residential subdivisions shall have safe access made available to satisfy Clauses 5.21 and 5.22 of Maitland Local Environmental Plan.	Please refer to responses provided in this table for Section B3 of the DCP.
EC.3.2	All new residential lots are to be wholly above Council's adopted flood standard (the 1% AEP or 1 in 100 flood event). Parts of the lot may be permitted below the adopted flood standard, where lot sizes have been increased to provide sufficient flood free area for erection of a dwelling and associated structures.	The proposal will have levels which will be above the FPL and facilitate construction of housing with FFL above the FPL. Please refer to the Civil Engineering Plans (**Appendix A**) and the Stormwater Management and Flood Report (**Appendix F**).
EC.3.3	Rural subdivision in floodways is not permitted. Where part of the land may be affected by flood waters (such as back-water), all lots must have a suitable building envelope, above the 1% AEP flood standard, of sufficient size to allow development of improvements, with any required effluent disposal area, and must have safe flood-access to a public road. Specific provisions in the Maitland LEP 2011 and the requirements of Chapter B.1: Hunter River Floodplain Management must be considered.	Not Applicable. the land is zoned R1 General Residential.
EC.3.4	New industrial/commercial lots will generally be required to be flood free and free from other hazards.	Not Applicable – the proposal is for the subdivision of land to facilitate residential development.
Bushfire prone land		
EC.3.5	The development must comply with the NSW Planning for Bushfire Protection Guidelines.	A Bushfire Assessment Report has been prepared for the proposed development at **Appendix M**. This confirms that the development satisfied the NSW Planning for Bushfire Protection Guidelines.
EC.3.6	A bushfire threat assessment must form part of all development applications for subdivision where the land is identified as 'bush fire prone land' on Council's map. The threat assessment is an integral part of the subdivision design, and affects lot shape, size, orientation and road layout. Bushfire protection measures have the potential to affect vegetation, fauna, views, watercourses, soil erosion, amenity and access.	As above. Please refer to the Bushfire Assessment Report (**Appendix M**).

Reference	Control	Compliance
EC.3.7	Assessment of threat from bushfire must examine impacts of the proposal both within and external to the site, including the capacity of the existing road network serving the site to accommodate traffic in emergency situations. Preparation of an assessment of threat from bushfire should include reference to: • NSW Rural Fire Service (RFS) – Planning for Bushfire Protection – a guide for land use planners, fire authorities, developers and homeowners. • Consultation with Council and RFS staff.	Please refer to the Bushfire Assessment Report (**Appendix M**), which provides and assessment of the existing road network and confirms it is adequate for residents and emergency services.
EC.3.8	Fire protection measure must be capable of being maintained by owners and users.	Please refer to the Bushfire Assessment Report (**Appendix M**), which has considered bushfire protection measures required.
EC.3.9	Bushfire protection measures and Asset Protection Zones must be: i. contained wholly within the site of the subdivision unless the most extraordinary circumstances apply; ii. capable of being maintained by owners and users; iii. located outside areas of ecological value and the buffers necessary to protect them. Note: Asset Protection Zones may incorporate fire trails, perimeter roads, cleared road verges and fixed building lines.	The Bushfire Assessment Report identifies the requirement for bushfire protection measures and APZ. These are contained within the site, capable of being achieved and appropriately located.
EC.3.10	The proposed measures to reduce risk of bushfire to an acceptable level should be achieved (for both the subdivision works and the resultant development) without significant loss of vegetation.	The proposal does not require significant vegetation loss to achieve compliance, noting the landscape is currently agricultural pasture lands. Please refer to the Bushfire Assessment Report (**Appendix M**).
EC.3.11	In instances where the balance between bushfire protection and environmental and social impact cannot be achieved, the proposal may not be supported.	As confirmed by the Bushfire Assessment Report, the vegetation identified as posing a potential hazard is the VRZ (**Appendix M**) to be introduced into the landscape. This threat is separated adequately from proposed residential lots and the proposed road network, and temporary protection measures are applied over existing pastures to maintain the landscape pending progressive development of AURA. The Bushfire Assessment Report confirms that the development satisfies the NSW Planning for Bushfire Protection Guidelines.
EC.3.12	To ensure effectiveness of the fire protections measures, restrictions may be placed upon the titles of the affected lots. These restrictions may relate to: i. Habitable storage structures being excluded from within the Fire Protection Zone. ii. Level at which the fuel loading is to be maintained within the Fire Protection Zone.	Noted. No such restrictions are required.

Reference	Control	Compliance
	iii. iii. Responsibility for and nature of maintenance of fire trail, hazard reduction and Fire Protection Zone.	
Landslip		
EC.3.13	Where a subdivision proposal is on land identified as being subject to landslip, the applicant shall engage a geo-technical consultant to prepare a report on the viability of subdividing the land and, if viable, provide recommendations as to the siting and the type of buildings which could be permitted on the land.	The Geotechnical Assessment at **Appendix H** (and previous assessments that support rezoning of AURA) does not identify a risk of landslip at the site.
Land contamination		
EC.3.14	All development applications for subdivision shall provide documentation to satisfy the requirements of the following policies. The provisions in these policy documents will be used by Council to determine if and how land must be remediated. Comments will be sought from the Environment Protection Authority, where required. i. The relevant State Environmental Planning Policies ii. ii. Maitland Council's Contaminated Land Policy, iii. iii. Managing Land Contamination Planning Guidelines (1998), iv. iv. The relevant NSW environment Protection Authority Guidelines- Guidelines for Consultants Reporting on Contaminated Sites. v. v. National Environment Protection (Assessment of Site Contamination) Measures.	A Preliminary Site Investigation has been prepared to confirm the site is suitable for residential development and is provided at **Appendix I**. The site is considered to pose a low risk of contamination and therefore, subject to the implementation of an unexpected finds protocol, the site was considered to be suitable for the proposed residential development.
Geotechnical		
EC.3.15	Development applications for subdivision must include relevant assessment and geotechnical investigation regarding the potential for the presence of salinity and acid sulfate soils to determine if any specific measures are required. (Note: The Maitland LEP 2011 includes specific requirements with regard to acid sulfate soils).	The Geotechnical Assessment Report (**Appendix H**) assesses the potential for the presence of acid sulphate soils at the site. The site is identified as Class 5, however is not within 500 metres of a Class 1, 2, 3 or 4 zone and is therefore considered limited risk. No acid sulfate soil management plan is required.
Design Elements – Design Considerations		
DC.1 Lot Size and Dimensions		
Residential lot design		
DC1.1	Provide a range of lot sizes to suit a variety of dwelling and household types. No more than 40% of the lot frontages within each street block may have the same lot width type. For the purpose of this control a lot width type is determined by any range of plus or minus 1.0m (for example, lots between 17m and 19m might be classed as one width type). Provide a lot width table for each street block including lot width groups, percentage	An overall lot width analysis has been prepared at **Appendix O**. The proposal is largely compliant with this control, and justification has been included in **Section 5.5.1** of the SEE

Reference	Control	Compliance
	and number. Other variables such as access and configuration can be considered as creating variation in the street.	
DC.1.2	Provide a subdivision structure plan which reflects the site's opportunities and constraints.	The proposal sites within the intended structure for this area of AURA, including the provision of its road network (including a section of sub-arterial road) and the establishment of a section of drainage reserve that includes the first section of rehabilitated riparian corridor and sections of a pathway and cycleway network. The proposal does not prevent or preclude the progressive development surrounding the site. The proposal reflects the site's opportunities and constraints.
DC.1.3	Provide a clear urban structure that promotes a 'sense of neighbourhood' and encourages walking and cycling both recreationally and for transport purposes.	The proposal provides a sense of neighbourhood and encourages walking and cycling for recreation and transport purposes, and includes a network that can be extended by progressive development beyond this proposal over time.
DC.1.4	Ensure the design of any proposed residential subdivision considers natural landform features including outlook and proximity to public and community facilities, parks and public transport.	The proposal considers the existing watercourse as a key landform feature to the north, considers public transport (by inclusion of a sub-arterial road that will form part of a wider public transport network), and is in proximity to future parks and facilities.
DC.1.5	Residential lots shall be able to accommodate a suitable building envelope with minimum dimensions of approximately 15m by 10m behind the building line.	Please refer to the Lot Size Plan prepared as part of GCA Engineering Solutions plans package, which confirms compliance with this control (**Appendix O**). The lot length and widths as shown on the Lot Size Plan indicate that a building envelope size of 15m by 10m can be readily accommodated within each lot proposed.
Access handles		
DC.1.9	Access handles and carriageways over them shall be in accordance with the table and associated notes below (Table 1 and Figure 1 included within the CP).	Not applicable. No access handles to lots proposed.
DC.1.10	No more than 2 lots may be serviced by a reciprocal right-of- carriageway (ROC) which shall be centrally located within both access handles.	Not applicable. No right-of-carriageways are proposed.
DC.1.11	Battle-axe lots without public frontage (i.e., road, park, reserve) are discouraged unless part of an integrated approval.	Not applicable.
DC.1.12	When calculating lot size area where battle-axe or hatchet shaped allotments are permitted, the area of the access handle is to be excluded from the area calculation.	Not applicable.
DC.1.13	Shared use handles are to be incorporated into the 10.0m chord frontage around sharp bends and cul-de-sacs to facilitate access width, parking and garbage collection. See Figure 2 and Table 1 within the Maitland DCP.	Not applicable.

Reference	Control	Compliance
DC.1.14	Access ways to hatchet shaped or battle axe lots will serve a maximum of 2 lots, have a maximum grade of 25% (4H:1V) at any point.	Not applicable. No hatchet shaped or battle axe lots are proposed.
DC.2 Solar Access and Energy Efficiency		
DC.2.1	80% of new lots are to have 5-star solar access, and the remainder either 4 or 3 star.	The proposed development is compliant, 95% of lots achieve a five-star rating due to their orientation.
DC.2.2	Lot sizes are to reflect reasonable consideration of the impact of topography, aspect and other constraints so as to maximize solar access.	The proposed lot sizes reflect the have been prepared taking into account the civil works and other constraints to maximize solar access.
DC.2.3	Where possible lots should be oriented to provide one axis within 30 degrees east and 20 degrees west of true solar north.	Majority of lots generally comply providing one lot frontage oriented toward the east and the other to the northwest.
DC.2.4	Where a northern orientation of the long axis is not possible, lots should be wider to allow private open space on the northern side of the dwelling.	The majority of lots provide a northern or northeastern orientation. The siting of private open space and satisfaction of its solar access will be determined when dwellings are proposed.
DC.2.5	Proposals for street planting or open space planting are to take account of the potential for shading, provision of adequate solar access to dwellings, and if necessary, protection from winter winds.	Street planting proposed in the Landscape Plans provided at **Appendix D** considers adequate solar access and shading for residential lots. Adequate space between street trees are provided to allow solar access to surrounding houses, while also providing suitable canopy to shade pathways.
DC.3 Drainage, Water Quality, and Soil Erosion		
DC.3.1	Existing topography and natural drainage lines should be incorporated into drainage designs for larger proposals, and enhanced through provision of additional landscaping, detention areas, artificial wetlands and the like.	Please refer to the Stormwater Management and Flood Report (**Appendix F)** which has provides an assessment of the topography and drainage of the site, which have been considered as part of the subdivision design. The watercourse to the north of the proposal has been incorporated into the design and enhanced through the stormwater management design, landscaping and riparian vegetation zones.
DC.3.2	Drainage from proposed lots should be consistent with the pre- development stormwater patterns. An analysis of the downstream drainage system, to the receiving area or waters, may be required.	As detailed in the Stormwater Management and Flood Report, the proposed development, with the inclusion of proposed Basin 1, and the proposed outlet structure, will not produce an outflow larger the predevelopment flow rate. Refer to **Appendix F.**
DC.3.3	Best management practices should be implemented to control runoff and soil erosion and to trap sediment on the subject land to ensure there is no net impact on down stream water quality. The quality of runoff water from the subject land should be the same or better than the quality of water prior to the subdivision taking place.	The Civil Engineering Plans include appropriate soil and sediment erosion control measures to be implemented during the construction and mitigated impacts to adjoining lands (**Appendix A**).

Reference	Control	Compliance
DC.3.4	Where possible, design multiple use drainage and treatment systems incorporating gross pollutant traps, constructed wetlands and detention basins.	The proposed stormwater management infrastructure is detailed within the Civil Engineering Plans (**Appendix A**) and the Stormwater Management and Flood Report (**Appendix F**). A GPT and a detention/bioretention basin is incorporated into the proposal.
DC.3.5	The subdivision should be designed so as to minimise disturbance of the subject land especially in circumstances where there are topographical constraints.	In setting the final design levels, the subdivision has responded to the natural site topography and site constraints. Please refer to the Civil Engineering Plans in **Appendix A**. The extent of bulk earthworks are consistent with those discussed at pre-application stage.
DC.3.6	Adequate provision should be made for implementation of measures during subdivision construction to ensure that the landform is stabilised and erosion controlled.	Refer to response under DC.3.3.
DC.3.7	All trunk drainage is to be located in publicly owned land, (reserves), in open space land or in an appropriate easement.	Satisfied. Refer to the Civil Engineering Plans (**Appendix A**).
DC.3.8	Where the drainage impacts of the subdivision proposal cannot be limited to predevelopment stormwater levels by retention or other approved methods, drainage easements will be required over all necessary properties and watercourses. In such circumstances, the easement must be the subject of a signed agreement prior to issue of development consent. Such easements shall be created with, or prior to issue of the Subdivision Certificate.	As confirmed above, the Stormwater Management and Flood Report confirms that the proposed development with the inclusion of Basin 1 and proposed outlet structure will not produce an outflow larger than predevelopment flow. Refer to **Appendix F**.
DC.3.9	Where site topography in new residential subdivisions prevents discharge of storm water directly to the street gutter or a Council controlled pipe system, inter allotment drainage should be provided to accept run off from all existing or future parcels of land. The design and construction of the inter allotment drainage system should be in accordance with the requirements of Council's Manual of Engineering Standards.	The Inter allotment stormwater drainage lines are required to convey stormwater to the road drainage network before connecting to the detention basin. The Interallotment drainage lines and associated pits and pipes have been designed in accordance with Council Engineering Guidelines. Refer to the Civil Engineering Plans in **Appendix A**.
DC.3.10	Where inter-allotment drainage is required, easements having a general minimum width of 1.5m are to be identified on plans submitted.	Easements for inter-allotment drainage are shown on the civil engineering plans (**Appendix A**)
DC.3.11	A soil and water management plan (SWMP) should be prepared by a properly qualified practitioner with the aim of minimising erosion and maximising the quality of any water leaving the site. Applicants should refer to Council's Manual of Engineering Standards.	A Stormwater Management and Flood Report has been prepared by GCA. Please refer to **Appendix F**. Soil and Water Management Plan Sheets are included in the concept Civil Design **(Appendix A)** to minimise erosion and manage water quality during construction of the proposal.
DC.4 Landscape, Streetscape, and Visual Impact		
DC.4.1	Existing landscape and streetscape character should be maintained and enhanced through retention of existing vegetation, provision of additional landscaping and selection of other streetscape items including surface treatments and street furniture.	There is limited existing vegetation at the site and proposed landscaping aims to introduce landscape and streetscape character. The proposed landscaping as part of this subdivision provides an improved response to landscaping and introduces tree canopy coverage that is absent at the site

Reference	Control	Compliance
DC.4.2	The visual impact of rural residential subdivisions must be considered especially in areas where they can be viewed from a distance or from above. Landscaped buffers may be required.	Not applicable. The proposal is not for rural residential subdivision.
DC.4.3	Submission of a Landscape Plan will be required for residential and rural residential subdivisions, indicating the location of street trees and any other required landscaping.	Landscape Plans are provided at **Appendix D**, the indicated the location and design of proposed street tree planting and landscaping throughout the subdivision development.
DC.4.4	The developer will also be required to submit a detailed landscape plan for all reserve areas incorporating fencing detail and will be required to construct all fencing for residential and rural residential lots where the lots share a common boundary with a proposed public reserve. Fencing shall be carried out as an integral part of the subdivision works and will be required to be completed prior to Council releasing the relevant Subdivision Certificate. Council may require that the fencing be of open style/pool type depending on the topography and landscape character of the adjoining reserve. Where open style fencing is provided, the landscape design will need to demonstrate that the location of plantings is adequate to ensure a suitable level of privacy for the adjoining residential lots, reduce the visual impact of the fencing and improve the landscape quality of the reserve. Fencing shall comprise materials of darker colour/tones which blend more effectively with the landscape.	Landscape plans are included to the proposed drainage reserve, noting that no fencing is proposed. The small wall has been reduced to 900mm since pre-DA meetings (and applied to Basin 1) and does not trigger the need for fencing. This delivers a more suitable design outcome for the site, providing more open landscape design throughout the drainage reserve. No residential lots share a common boundary with the proposed drainage reserve (which is separated by a perimeter road).
DC.5 Effluent Disposal		
Residential lots		
DC.5.1	All new residential, industrial and commercial lots are to be connected to a reticulated sewerage system supplied by the Hunter Water Corporation or other approved supplier, unless there are unavoidable constraints.	Complies, the development will be connected to reticulated sewerage as shown on the Civil Engineering Plans at **Appendix A**.
DC.5.2	Lot size and layout must be adequate to allow appropriate effluent disposal systems to be provided for likely subsequent development.	Not applicable, all lots are connected to reticulated sewer and the layout of roads provides for internal reticulation required. Refer to the Civil Engineering Plans (**Appendix A**).
DC.5.3	Effluent and wastewater should be disposed of in a manner which is consistent with the land capability of the property and in a manner that will not cause unhealthy or unsanitary conditions. There are to be no net cumulative effects on the environment.	Not applicable.
DC.5.4	Where sewer is not available in rural areas (including Large Lot Residential areas or environmental zones) lots must be of sufficient size and containing suitable and to ensure that all effluent can be retained and disposed of on-site. Comprehensive site investigation will be required prior to any approval being granted for on-site disposal.	Not applicable. The proposal is on land zoned R1 General Residential.
DC.6 Roads and access, Pedestrian and Cycleways		

Reference	Control	Compliance
DC.6.1	Road design should take account of the location of existing vegetation and other natural features and minimise loss of vegetation and soil disturbance through excessive cut and fill.	There is no existing vegetation that road design needs to take account of. The watercourse to the north has informed road design between it and the planned sub-arterial road network. Landscape plans provided also indicated the that proposed subdivision will provide increased tree canopy planting at the site which largely consists of disturbed pasture currently. The proposed cut and fill has been integrated into the design, and will be managed during construction, with a temporary stockpile provided on site for future re-use.
DC.6.2	All of the components of residential streets (including kerbing, pavement type, and width, street tree planting, footpath paving, lighting, seating and the like) should be considered in an integrated approach to ensure that attractive, safe living environments are created.	An integrated response to kerbing, pavement type and street tree planting are provided within the Civil Plans (**Appendix A**) and Landscape Plans (**Appendix D**) and ensure the delivery of an attractive, safe residential subdivision development. Landscape plans demonstrate a public seating opportunity and shading provided along pedestrian, shared and cycle pathways and idented parking bays.
DC.6.3	Traffic control devices such as refuges, parking blisters, roundabouts, and on grade thresholds are encouraged to reduce traffic speeds in residential streets, but require separate approval from Council's Traffic Committee.	Consistent with pre-DA consultation, the Civil Plans indicate a range of traffic control devices are utilised throughout the proposal including on grade LATM thresholds where the local roads intersect the perimeter road, LATM blisters at two locations along the green street, raised crossings where intersection bisect with the dual direction verge cycleway along the sub-arterial roads, a roundabout to manage traffic at the intersection of the sub-arterial road network, and the siting of pedestrian refuge and bus stop locations along the sub-arterial road alignment
DC.6.4	Road widths and geometry in all subdivisions must accommodate necessary service and emergency vehicles.	The proposed road widths are suitable to accommodate the necessary service and emergency vehicles as indicated in the Civil Plans at **Appendix A**.
DC6.5	Roads and access to public roads shall be designed and constructed in accordance with Council's Manual of Engineering Standards (MOES).	The proposed public roads are designed and to be constructed in accordance with MOES, or as otherwise developed and agreed to during pre-DA consultations (including the unique sub-arterial road and green street cross sections).
DC.6.6	Direct vehicular access to classified roads such as the State highway, or main roads may be prohibited in favour of an alternative access arrangement subject to consultation with Council, and Transport for NSW (TfNSW).	Compliant. No direct vehicle access to classified roads is proposed as part of this DA.
DC.6.7	Roads and intersections serving new rural and large lot residential subdivisions may require upgrading in accordance with the provisions of Council's MOES.	Not applicable, the proposal is not for rural or large lot residential subdivision.
DC.6.8	Public transport infrastructure shall comply with 'Guidelines for Public Transport Capable Infrastructure in Greenfield Sites', including but not limited to: Bus stops shall be designed so that: - Opposing bus stops shall be spaced and located generally at 400m and accompanied with centre refuge and concrete parking lane blisters. - Placed on departure side of refuge/crossings, and from intersections	Two bus stop locations are provided along TR2, supported by pedestrian refuge locations, consistent with standard requirements.

Reference	Control	Compliance
	- Preference against parks/public land where possible. - Vehicle access to lots shall be demonstrated, driveway construction and 88b restrictions may be warranted - Proposed stops shall be marked on sales plan to notify buyers - Provide public stops with centre refuge and concrete blisters in parking lanes. Locate on lot boundaries but preference is against parks/public land where possible.	
DC.6.9	Public Road access is required to all new lots in Torrens Title subdivision.	Complies, each lot will have frontage to and access to a proposed public road..
DC.6.10	Subdivisions must be designed having regard to network/hierarchy requirements and be designed and constructed to an appropriate standard for their intended use.	The road network and layout throughout the site has been designed to appropriately respond to road hierarchy requirements, consistent with pre-application consultation. The sub-arterial road and roundabout is designed for intended ultimate use, and well exceed the need generated by the current proposal.
DC.6.11	Detailed requirements for design, construction and sealing of roads shall be in accordance with Council's MOES.	Noted. The Civil Plans have been designed in accordance with the MOES.
DC.6.12	On-street parking is provided on all streets for convenience and to contribute to surveillance and street life.	The street widths established for internal roads provided sufficient space to accommodate on street parking within the subdivision development.
DC.6.13	Road widths in Council's MOES are minimum design standards. Additional design requirements, above and beyond these minimum requirements would have to be accommodated within the subdivision design (I.e., road widening to comply with Planning for Bushfire Protection).	The road widths have been designed with consideration of Council's MOES and pre-application consultations. Assessment of the proposed network against bushfire considerations has been included.
DC.6.14	Create a permeable layout based on modified grid layout.	Street block lengths have been designed to not exceed over 250m. The proposed layout establishes a permeable grid which allows traffic to flow between street blocks. Intersections between internal roads are offset to avoid larger four-way intersections.
DC.6.15	Cul-de-sacs and pedestrian laneways shall be avoided, where unavoidable cul-de-sac should be less than 200m in length and able to see the end bulb from the intersection. Greater lengths will require increased road widths and bulb radius.	Complies. No cul-de-sacs are proposed in the lot layout.
DC.6.16	Maximise connectivity to bus stops, community facilities, open space and attractors through orientation of street blocks and public land.	The proposal includes appropriate connectivity and supports future connectivity under future progressive development and extensions to the road and active movement networks.
DC.6.17	Orientation of street blocks is preferrable east-west, then north-south where exception requires. Exceptions are considered where slope exceeds 6%, trunk drainage, or where existing boundaries or roads prevent achievement. Refer to Figure 3.	The development proposes street block orientation that is generally north to south and east to west. Please refer to the DA1 Lot Layout Plans at **Appendix B**.

Reference	Control	Compliance
DC.6.18	Alternative block orientation may consider direct emergency/trunk routes and other amenity views to bushland, floodplain, community spaces and areas of interest nominated by council.	As above.
DC.6.19	Land slopes of 6% or greater shall generally run downhill unless demonstrated that earthworks will be minimized for the development.	Civil plans have adequately considered and provided appropriate road and lot gradings.
DC.6.20	Roads shall provide surveillance and safety to items such as along drainage corridors, bushfire and flood plains, around public areas like parks and community lands (see DC.7).	The road network provides surveillance and safety to the proposed drainage reserve and any future public lands that may adjoin the proposal under progressive development of the site, via the perimeter road.
DC.6.21	Public parks shall be located on trunk roads for easy wayfinding and be surrounded by roads on 3 to 4 sides.	Not applicable. There is no public park proposed as part of this DA.
DC.6.22	Intersection spacing shall follow best practice including: - minimum 40m stagger of intersections on opposing sides, 60m on same side - minimum 100m stagger on opposing sides, 120m on same side for trunk roads on trunk road, - four-way intersections on trunk roads shall be roundabouts, T-intersections, or lights	The proposal has limited four way intersections, includes a roundabout where a future four way intersection is intended and provides appropriate staggering of intersections. Additionally, unique to the sub-arterial cross section type, the proposal has limited the number of intersections across the dual directional 3m verge cyclist path, whilst still providing appropriate block length.
Residential subdivisions		
DC.6.23	Street block lengths shall be a maximum length of: - 180m desirable, 250m maximum for local streets - 180m for residential streets running parallel against trunk roads - Generally 70m deep for residential	Please refer to the DA1 Lot Layout Plans at **Appendix B** demonstrates that the proposed development is largely compliant with this control, with street block lengths not exceeding a length of 200m. .
DC.6.24	A network of constructed (i.e. not grass) footpaths and cycleways will be required in all residential subdivisions, located, designed and constructed in accordance with Council's Manual of Engineering Standards, and in view of streets wherever possible to allow surveillance.	A network of footpaths, shared paths and cycleways has been designed as part of this proposal in accordance with (and otherwise exceeding) Council's requirements. Refer the Civil Engineering Plans in **Appendix A**.
DC.6.25	Particular attention should be paid to pedestrian links to schools, with regard to their width, lighting (to Australian Standard) and the appropriateness of landscaping and related safety issues.	Not applicable for this Proposal.
DC.6.26	The road, footpath and cycleway network should facilitate walking and cycling throughout neighbourhoods and provide links to schools, community facilities and other activity centres.	Noted. The Proposal introduces these features to facilitate walking and cycling, that can be extended through progressive development
DC.7 Crime Prevention – Safer By Design		

Reference	Control	Compliance
DC7.1	Clear sightlines between public and private places.	The civil plans provided by GCA Engineering Solutions and Landscape Plans by Terras illustrates that clear sightlines between public and private spaces are maintained throughout the development. This allows for passive surveillance throughout surrounding residential streets.
DC.7.2	Landscaping that makes places attractive, but does not provide offenders with places to hide or entrap victims.	The proposed landscaping throughout the street layouts and drainage reserve lot do not block sightlines or create spaces for offenders to hide. Trees and plantings include as part of landscaping are dispersed across the site to maintain clear sightlines between streets.
DC.7.3	Dense vegetation or structures should not be located beside bicycle routes or pedestrian walking paths. A safety convention is to have 3-5 metres of cleared space on either side of pathways and bicycle routes. Pedestrians feel more comfortable sharing wide paths than narrow paths.	Dense vegetation is not provided within three metres of the pathways to provide safe walking and cycle routes. Shared paths are provided to Council width requirements.
DC.7.4	Natural surveillance should focus on orientation of buildings and strategic use of windows, balconies, entrances, permeable fencing and street design. Tactical location of living areas, workstations, offices and recreation areas help surveillance opportunities.	The design of residential lots allow for the orientation of future buildings to the street to provide natural surveillance. Where dual frontage lots are included in response to road and active transport movement networks, it is anticipated that Council will capture development controls to provide passive surveillance and frontages to each street.
DC.7.5	Lots created should be designed so buildings face outwards towards public and semi-public areas to provide natural surveillance opportunities.	The proposed lots are orientated so that future buildings can be built to be orientated towards the street.
DC.7.6	Lighting of public places such as public streets, car parks and pedestrian areas should meet the relevant Australian Standards. Effective lighting reduces fear and can increase community activity. The types of lighting should also be considered (different lights are used in different situations).	Public lighting will be provided to meet the relevant Australian Standards
DC.7.7	Council may require a report from a suitably qualified lighting engineer for lighting of public areas within subdivisions.	Noted.
DC.7.8	Design subdivision layouts with clear transitions and boundaries between public and private space. This can be achieved through landscaping, natural barriers such as waterways or topographic features and by the use of gates, bollards and fencing.	Refer to response in relation to DC7.1.
DC.7.9	In some cases public areas may need to have restricted access, particularly at night, to prevent vandalism and anti-social behaviour.	Refer to response in relation to DC7.1.
DC.8 Site Filling		
DC.8.1	Earthworks require development consent of Council under the provisions of the Maitland LEP 2011, unless either exempt or complying development.	The extent of earthworks proposed Civil Engineering Plans in **Appendix A** and is consistent with pre-DA discussions**.**

Reference	Control	Compliance
DC.8.2	Where site filling is necessary or proposed, the materials used and extent and depth of fill must be detailed in the development application for the approval of Council prior to issue of a Construction Certificate. Council will take into account the provisions of AS 3798-1990, which provides guidelines on the specifying, execution and control testing of earthworks and associated preparation works within commercial and residential developments.	Cut and fill at the site ranges from 2.90m to -2.90m at the site. The final levels have been designed to respond to the existing topography and balance cut to fill over the site as much as possible and achieve compliant road and drainage grades. The proposed cut and fill are considered appropriate to provide functional lots that can accommodate future dwellings. The final levels have been designed to respond to the existing topography and provide road and lot grades and will be guided by geotechnical requirements during construction. Four localised areas of fill exceeding 2m depth in parts is included, These fill areas relate to filling for batters to one edge of the proposed basin, and to small sections of the proposed sub-arterial road and to a small section along the perimeter road. An excess of fill is generated by the proposal, and will be temporary stockpiled and managed for future on-site reuse
DC.8.3	An absolute maximum fill depth of 2m will be considered by Council.	
DC.9 Reticulated Services (Water/Sewer/Electricity/Telecommunications)		
Water and Sewer		
DC.9.1	Reticulated water and sewer supply is required for all new urban lots (residential, commercial, industrial) in accordance with the requirements of the Hunter Water Corporation.	All proposed lots will be connected to reticulated water and sewer supply. See Hunter Water Corporation stamped plans at **Appendix C**.
DC.9.2	Council's preference is for all new large residential lots (including land zoned C4 Environmental Living) to be connected to reticulated sewer. This can include the use of a community package treatment plant if Hunter Water Corporation reticulation is not available. If no reticulated sewer, effluent disposal to be undertaken in accordance with requirements contained in "Effluent Disposal" Design Element below. Submission to Council of a Section 50 Certificate from the Corporation prior to issue of Subdivision Certificate (Endorsed "linen" plan).	The development is connected to a reticulated sewer connection as indicated on the Civil Plans at **Appendix A**. A Section 50 Certificate Notice of Requirements has been issued by Hunter Water for the proposal (**Appendix C**)
Electricity		
DC.9.3	Underground low voltage electricity supply to all new residential lots (including land zoned C4 Environmental Living) to the requirements of Energy Australia or other approved electricity provider, unless Council and provider determine that overhead supply is permitted due to flood liability of land or the land fronts a road supplied by existing overhead electricity reticulation.	All proposed lots will be connected to internal reticulation of underground low voltage electricity supply and to the requirements of the electricity provider.
DC.9.4	For industrial and commercial lots, underground electricity supply shall be provided to all new lots, to the requirements of Energy Australia or other approved electricity provider, unless Council and the provider determine otherwise.	Not Applicable – The site is zoned as R1 – General Residential.

Reference	Control	Compliance
DC.9.5	Low voltage electricity supply must be available to the boundary of all new rural lots in accordance with requirements of Energy Australia or other approved provider.	Not applicable – the site is not located on a rural lot.
DC.9.6	Pad mounted substations, if and where required, should be placed within pedestrian walkways, behind landscaped screens or otherwise sympathetically treated to reduce visual impact.	Noted. Electrical design will determine the need and location of any pad mounted sub-stations.
DC.9.7	Written evidence from the provider that installation of all services is complete and meets requirements must be submitted to Council prior to issue of the Subdivision Certificate;	Noted.
Street lighting		
DC.9.8	Street lighting shall not be provided for low-density residential subdivisions, unless special circumstances (consistent withAS1158) warrant installation.	Street lighting is proposed as part of this application and will meet the relevant Australian standards.
DC.9.9	Street or road lighting shall not be provided for rural subdivisions.	Not Applicable – Proposed development is a residential subdivision.
Telecommunications		
DC.9.10	Telephone connection to be available to all new lots in accordance with the requirements of Telstra or other approved provider.	Noted. The proposed subdivision will include utility services to each residential lot.
Low density residential lots		
DC.9.11	All new low-density residential lots (including land zoned C4 Environmental Living) to be capable of draining to the street frontage or to an inter- allotment drainage easement (see also “Drainage and Water Quality” Design Element below).	Stormwater management at the site prioritises the capture stormwater from the majority of lot and road areas by conventional pit and pipe drainage networks located in the street or in inter-allotment drainage where required. Please refer to the Civil Engineering Plans (**Appendix A**) and the Stormwater Management and Flood Report (**Appendix F**).
Design Elements – Identity Components		
IC.1 Entry Features		
IC.1.1	Entry features will only be considered and approved with the development application for subdivision and all details should be included with the detailed landscaping plans.	Noted. The proposal does not include an entry feature, which may be subject to separate applications in the future.
IC.1.2	Entry features will only be permitted in conjunction with residential subdivisions of 50 lots or more. Entry features for industrial and commercial subdivisions will be considered on merit.	
IC.1.3	Entry features shall be limited to one pair at the primary entrance to a new subdivision.	

Reference	Control	Compliance
IC.1.4	Entry features can only display the name of the estate NOT street names.	
IC.1.5	Entry features shall only be located on privately owned land.	
IC.1.6	Entry features for residential subdivisions shall be limited to a size of20m2 with a maximum height of 2m. The size of entry features for industrial and commercial estates will be considered on merit.	
IC.1.7	In certain circumstances the erection of entry features may be considered at a later stage but must comply with the guidelines.	
IC.2 Street Names		
IC.2	Proposed street names must be submitted to Council for approval in accordance with Council's policy at the time of lodgement of the development application. Street name signs will be required at the junction of any roads in the subdivision in accordance with Council's Manual of Engineering Standards.	Noted.DB20 will seek street names prior to Subdivision Certificate.
IC.3 House/Lot Numbering		
IC.3	Council supplies a number for all new urban and rural lots created, and has an adopted policy in this regard. A fee applies for this service.	Noted.