

SUFFOLK PARK

CONTENTS

1	GENERAL	2
1.1	Introduction	2
1.2	Citation	2
1.3	Application	2
1.4	Aims of the Plan	2
1.5	Plan Format	3
2	DEVELOPMENT APPLICATIONS	4
2.1	General Requirements	4
2.2	Application for Staged Development	4
2.3	Location Map	4
2.4	Site (Natural and Built Environment) Analysis Maps	5
2.5	Site Statistics – Land Budget – Subdivision Applications	5
3	DENSITY	6
4	ENVIRONMENTAL DESIGN – SUBDIVISION	7
4.1	Micro-Climate Control	7
4.2	Aspect	7
4.3	Drainage	7
4.4	Tree Preservation	9
4.5	Landscaping	12
4.6	Ridgelines	12
4.7	Site Grading	13
4.8	Public Open Space	14
4.9	Pedestrian, Bikeways and Vehicle Movement Systems	14
5	ENVIRONMENTING SITING	19
5.1	Lot Sizes, Shapes, Frontages and Setbacks	19
5.2	Sunlight	20
6	URBAN SERVICES	22
6.1	Sewerage	22
6.2	Water Supply	22
6.3	Telephones	23
6.4	Electricity	23
7	COMMUNITY AND COMMERCIAL FACILITIES	25
8	SPECIAL PROVISIONS	26
8.1	Infill – Eastern Side of Broken Head Road	26
8.2	Cluster Housing (Firebeach’s Land)	26
8.3	Traffic Management	26
8.4	Tallow Creek	27
8.5	Section 94 Contributions	27

Section 1 GENERAL

1.1 Introduction

Suffolk Park is located some 5 kilometres to the south of Byron Bay on the Broken Head Road. (The distance from the Byron Bay Post Office to the centre of the commercial Business zoned 3(a) area at Clifford Street is 5.2 kilometres). With development of land to the west of the Broken Head Road, Suffolk Park will evolve into a township in its own right. It will offer its own unique housing opportunities including locations close to the beach and others adjacent to high habitat value forested areas. Other locations for housing will be elevated providing a contrast to that available in Byron Bay.

In this Development Control Plan (DCP) a full range of services appropriate to a town of 1,770 people by 1995 (estimated 1989: 970 people) will be facilitated. These services include provision for a primary school, shops, neighbourhood open space, bikeways and community facilities.

This DCP used in conjunction with the Byron Shire Standard Requirements for the Subdivision/ Development of Land, adopted by Council on 27 May 1986, provides development control guidelines, standards and specific controls as necessary for development within Suffolk Park.

1.2 Citation

This plan is called "Byron Shire Development Control Plan No. 9 – Suffolk Park". It constitutes a development control plan as provided by section 72 of the Environmental Planning and Assessment Act, 1979.

1.3 Application

This DCP applies to all development consents and building approvals within Suffolk Park as defined in the development control plan map. The information contained in this DCP is to be read in conjunction with Byron Local Environmental Plan 1988 as amended and any other regional or state environmental planning instrument that may apply. This Control Plan shall also be read in conjunction with DCP No. 1 which specifies Council's detailed objectives and guidelines for residential development and preferred standards in respect to design principles.

Should any inconsistency exist between this DCP and Council's "1986 Standard Requirements for Subdivision", the DCP shall prevail.

1.4 Aims of the Plan

The Development Control Plan has been made to give detailed expression to Council's objectives as defined in Byron LEP 1988 as amended. In addition the Plan aims to: -

- Preserve significant areas of environmentally sensitive habitat and vegetation value and protect these areas from domestic animals by physical barriers or other suitable means;
- Preserve the important scenic backdrop of the escarpment land to the west of Broken Head Road;

- Take advantages of the variety of land forms and drainage patterns to provide a range of innovative subdivision designs, housing types and residential development designs to give Suffolk Park its own identity and uniqueness;
- Provide for neighbourhood open space, education and community facilities at a level commensurate with the needs of an increasing population;
- Provide an integrated road, pedestrian and bikeway movement system which minimises congestion and maximises safety and accessibility;
- Minimise and control flooding by appropriate drainage controls and works;
- Stage development in an economic and orderly manner;
- Encourage medium density and cluster residential development in appropriate locations where conventional subdivision may have an adverse affect on the environmental quality of the area;
- Minimise engineering works associated with roadworks, drainage and individual allotment development;
- Control development in such a way that the integrity of the Tallow Creek wetlands system are maintained and not affected by any new development.

1.5 Plan Format

This Development Control Plan is divided into seven (7) sections, each of which contains a number of sub-sections.

The guidelines, requirements and/ or standards in all sub-sections following No. 2 Development Applications, appear under three (3) headings: -

- i) Detailed objectives
- ii) General requirements to satisfy objectives (seek to allow for innovation/ flair in meeting objectives).
- iii) Specific controls (may be waived at the discretion of Council but only where an applicant presents, a satisfactory proposal based on an interpretation of the 'general requirements to satisfy objectives').

The seven (7) sections in the DCP which follow are:

- Development Application
- Density
- Environmental Design – Subdivision
- Environmental Siting
- Urban Services
- Community Facilities
- Special Provisions

Section 2 DEVELOPMENT APPLICATIONS

2.1 General Requirements

An application for development must be made in writing on the prescribed forms available from Council.

Development application are to be submitted in accordance with the requirements as outlined on page 2 of Council's subdivision application form and on pages 2, 3 & 4 of Council's standard DA form. Three (3) copies of the proposed plans and supporting information as to be submitted to Council and additional copies may be requested depending on the number of referrals needed. All development applications must contain a statement of the proposed development.

An application for subdivision shall conform with all statutory requirements as to road widening, certificates, easements or other restrictions, existing or proposed and shall be in accordance with the provisions of any declaration, proclamation or order made by any statutory authority or governing body.

Plans accompanying an application for subdivision of land shall: -

- (a) Be in ink or suitably reproduced prints on hard paper, of a size not less than A4 (29.6cm by 21cm).
- (b) Be of a suitable scale to enable dimensions and other necessary information to be shown clearly
- (c) Be identified with the written application by a notation: "This is the plan of proposed subdivision accompanying the application by (name of applicant) dated".
- (d) Show the boundaries of existing allotments in broken lines, with the lot or portion numbers of existing allotments in broken line lettering.
- (e) Show all proposed allotments, numbered consecutively, with their boundaries shown in solid lines, and the dimensions and area of each proposed allotment shown clearly.
- (f) Show the width of all streets and the position of the nearest cross street(s).

2.2 Application for Staged Development

Where staging of development is proposed, an application is to be lodged for the total development and stage release of linen plans applied for separately at the appropriate times. Should the scale of development be so large that staging may take several years then alternative arrangements may be made.

2.3 Location Map

A location map should be provided with each subdivision/ development application showing the location of the proposed development in relation to the whole of Suffolk Park. The map should contain a scale and north point and sufficient information to assist in appreciating its general location.

2.4 Site (Natural and Built Environment) Analysis Maps

In addition to the requirements as specified on Council's Development Application forms the applicant shall include site analysis maps and a statement of environmental effect covering the following subjects: -

- Existing land use
- Existing circulation and access
- Existing easements
- Land form
- Slope
- Soil (foundation) conditions
- Vegetation
- Fauna
- Micro-climate
- Geology
- Wetlands/ water courses/ drainage
- Visual landscape
- Engineering constraints
- Aboriginal heritage

2.5 Statistics – Land Budget – Subdivision Applications

Here the developer is to provide information of the total site area to be subdivided or developed, the number of lots to be created, the percentage of the site to be given over to single dwellings, the percentage of the site to be used for medium density and the percentage of the site to be used for cluster housing. The developer should also give an estimate of the population to be accommodated in a subdivision, the size of lots (minimum: average), the percentage of the area to be developed as public open space, the area of communal open space in any cluster housing developments and the area of any school sites. In addition the site statistics and land budget should show the area and percentage of the site for environmental protection, the area and percentage of the site for drainage works including retardation basins and artificial lakes, the area and percentage of the site for community facilities, retailing and tourist uses and the area and percentage of the site for roads and other easements.

Section 3 DENSITY

This control plan gives recognition to the growing demand for diversity in residential needs reflecting changing household types, incomes and lifestyles.

Developers must in all application for subdivision provide a range of lot sizes to allow for diversity of development to meet differing demands. To this end a minimum 25% of small lots shall be dispersed through new release areas. Further developers will provide medium density/ cluster housing on sites identified on this DCP map.

In all other areas the form and density of development shall be subject to the statutory provisions of the Byron Local Environmental Plan 1988 as amended and to the provision of Development Control Plan No. 1.

Section 4 ENVIRONMENTAL DESIGN – SUBDIVISION

4.1 Micro-Climate Control

Detailed Objective

To design subdivisions and housing developments to take advantage of cooling summer breezes and to reduce the impact of adverse winds in winter and to maximise sunlight penetration into private open space areas.

General Requirements to Satisfy Objectives

Design of the proposed subdivision should gain the most advantage of cooling breezes in summer and reduce the impact of adverse winds in winter, be effective site layout and use of landscaping. Significant topographical features such as valleys and ridges can serve to channel or block prevailing winds.

Similarly, the selection of vegetation types and location of vegetation buffers and shelterbelts can be used to advantage to control the micro-climate on the site.

The site layout and landscaping should avoid funnelling unfavourable winds, and encourage cooling summer breezes.

Specific Controls

To conserve the vegetated areas not protected by a habitat zone in Suffolk Park as indicated on the DCP map (Habitat-Vegetation-Open Space Systems).

To create vegetation buffers to the habitat area as indicated on the DP map (Habitat-Vegetation-Open Space Systems).

4.2 Aspect

Detailed Objectives

To maximise solar access having regard to the topography and vegetation of the site.

General Requirements to Satisfy Objective

Aspect is a major factor in designing the subdivision layout in regard to optimising solar access and the following principles are a basic guide.

Solar access is maximised where: -

- buildings can be sited so that the main living area are oriented north;
- overshadowing of or by other buildings is minimised.

Shadow are small on a north-facing slope, so dwelling site can be close together. On a south-facing slope, shadow length is increased so dwelling sits should be further apart.

On east or west-facing slopes, dwellings need to be stepped back to maintain solar access.

Lots with a main north-south axis (from 20° W to 30° E) give the most flexibility in the siting of dwellings and reduce problems of overshadowing.

Lots with a main east-west axis may need to be wider than normal.

Lots with a NW-SE or NE-SW axis are less favourable and may need to be specially designed or larger than normal to allow the siting of a house which is not parallel to the boundaries.

Having regard to all of the above, dwellings on lots adjacent to drainage reserves and watercourses are encouraged to be sited so as to face such reserves and watercourses.

These guidelines should be considered integrally with the particular topography prevailing and vegetation of the site to achieve a layout that optimises solar access and site characteristics together.

Specific Controls

See DCP No. 1 – Residential Development

4.3 Drainage

Detailed Objectives

To design subdivisions and housing developments so that people and property are protected from flooding erosion and wash aways.

To design drainage works so that they are contained on the property on which the development is occurring and so that they do not cause detriment to adjoining properties.

General Requirements to Satisfy Objectives

Designs for stormwater drainage which are harmonious with natural drainage patterns, soils and other relevant site conditions are more likely to reduce both construction and maintenance costs. Therefore the natural drainage pattern of the site should be a basis element in subdivision layout and road design.

Applicants are encouraged to make maximum use of open spaces and other unsealed surfaces to retain drainage surcharge. The following suggests some innovations in stormwater drainage treatment for consideration in subdivision design.

Conventional practice requires the maximum stormwater flow depth to be contained within the road pavement and kerb area.

Greater use of the road reserve as a defined overland floodway can have some advantages in cost savings, maintenance and environmental impact.

Greater use of retarding basins can also lower peak flows and can be integrated with open space for efficient land use.

Major flows carried on the surface in Road Reserves can mean slower runoff, reduces pipe sizes and costs;

Slower runoff means lower velocity, less siltation and less downstream erosion;

Less reliance on pipes reduces the possibility of localised flooding through pipe failure or blockage.

However, extreme care should be taken to ensure minimal impact of flooding in this area of high and heavy rainfall. The effectiveness of non-impervious floodways depends on soil conditions, cross-slopes and longitudinal falls. Pedestrian and vehicle safety and accessibility are major considerations with regard to flood water depth and velocity.

Specific Controls

The location of drainage easements and retardation basins must be in accordance with those shown on the DCP map or as agreed by the Council's Works and Services Director. The design and construction of the drainage facilities must perform to the specific standards for the Council's Works and Services Division as detailed in Specification for Engineering Works.

Drainage easements, must be 30m wide unless otherwise agreed by the Council's Works and Services Director. Where wider this area will be calculated as being part of the developers open space contributions.

The proposal for one of the retardation basins (identified as No. 3 on the DCP map [Drainage Systems]) to be developed as a lake will be considered if water quality and other environmental matters can be resolved to the satisfaction of the Council's Works and Services Director.

4.4 Tree Preservation

Detailed Objectives

To protect the remnant plant communities which were once characteristic of Suffolk Park.

To retain vegetated areas of a size and shape which will enable the existing plant and animal communities to survive in the long term.

To protect habitats for native flora and fauna.

To protect and provide wildlife corridors and vegetation links with other nearby vegetated areas.

To protect site vegetation as a natural stabiliser of the soil surface.

To protect the site vegetation for its scenic values and to help retain the unique visual identity of the landscape.

To protect the highly erodable hailstone geological formations.

To protect natural drainage lines and watercourses and the coastal foreshores.

To protect the recreational potential of vegetated areas.

To maintain vegetated areas including the habitat zones in locations which are readily accessible to the existing and future community of Suffolk Park.

To promote the management of vegetated areas and the habitat zones in a manner which protects and enhances the quality of these areas and facilitates their public enjoyment compatible with their conservation.

General Requirements to Satisfy Objective

Council adopted a Tree Preservation Order in March 1984 covering the whole of the Shire, which protects all trees over 3 metres and mangrove trees of any height. No trees are to be removed without a written application being considered and permission for removal received in conjunction with the subdivision approval. It is unlikely that approval will be given to remove trees along watercourses, on steep slopes, within wildlife corridors or in visually significant areas.

Any trees proposed to be removed as a result of a subdivision proposal must be clearly marked to facilitate identification at the time of site inspection.

Subdivision road layout should be designed around significant stands of trees, which may be located within road reserves, public reserves or within the subdivision layout such that dwelling construction may be achieved without causing any undue interference with existing trees.

Specific Controls

Subdivision and housing development will not disturb any habitat zoned lands, littoral rainforest areas of SEPP No. 14 wetlands without the consent of the Council. See LEP and DCP maps for identification of zoned areas.

Public open space will be provided wherever possible in areas adjacent to or including vegetated areas.

Pipelines to carry water, sewerage or gas should avoid treed areas and the habitat protection zones wherever possible. Constructing, operations and maintaining water, sewerage or gas pipelines within such zones and within treed areas should only be carried out with the consent of Council.

The construction of roads through treed areas or through habitat protection zones should only be carried out with the consent of Council and wherever possible should be avoided.

The constructions of lines for electricity or telecommunication purposes should wherever possible avoid vegetated areas and the habitat zones and nay construction should only be carried out with the consent of Council.

The consent of Council is only likely to be given in the above cases where the purpose of constructing a road, water pipeline or sewerage pipeline etc., it shown to be essential for

purposes and no reasonable alternative is available to the disturbance of that treed area or habitat zone.

The Council will also seek to ensure that the treed area or habitat zone is reinstated upon completion of the particular work as far as this is possible.

In regard to the treed area in the Firebeach's land in west Suffolk Park identified as being an area suitable for cluster housing or some form of similar housing the Council will require the preparation of a plan of management in respect of this important vegetated area to ensure its survival in the long term. This plan of management will specify measures to be taken to implement the specific aims of this sub-section to the DCP. Such measures should: -

- indicate any recreational use of the treed area;
- indicate how any bushfire hazard of the treed area including degradation through alteration of drainage patterns, rubbish dumping, infestation with weeds and exotic plants or the intrusion of vehicles;
- include specific measures to be taken to restore and regenerate any degraded areas;
- provide specific proposal for passive public open space incorporating some existing treed and grassed areas.

The Council will also require that any subdivision or housing developments located adjacent to the habitat zones will provide for appropriate buffer areas. See DCP Map for details.

Generally, these buffer areas will be 5m in width. The purpose of the buffer areas is to provide access principally for the Council's tractor and slasher to assist in weed, rubbish and fire control.

However, where alternative measures to assist in weed, rubbish and fire control are made and where cyclone wire fences or similar see-through fences are provided between the private properties and the habitat zoned lands to the satisfaction of the Council's Planning Director, the width of this buffer area may be reduced.

The treed area along the western margins of Broken head road to be retained. See DCP Map (Habitat-Vegetation-Open Space Systems) for details.

4.5 Landscaping

Detailed Objectives

To assist in micro-climate control to improve the overall appearance of the subdivision and to increase the overall residential amenity of Suffolk park by providing attractive outdoor living spaces and improving the appearance of dwellings and other buildings.

General Requirements to Satisfy Objective

The effective use of landscaping can make a significant contribution to micro-climate control, to the overall appearance of the subdivision, and to the residential environment

which is ultimately created.

Applicants should refer to Part H – Landscape, of DCP No. 1 for general guidelines regarding landscape design and maintenance.

Screen planting is required adjacent to arterial roads, and throughout the subdivision for which a fee may be required by Council. Alternatively the applicant may be required to carry out and maintain planting until it is established to the satisfaction of Council's Works and Services Division.

Specific Controls

A landscape architect should prepare a landscape plan for any subdivision or commercial development, non-residential or medium density or cluster housing development in Suffolk Park prior to release of the linen plan. The landscape plan should include: -

- All existing vegetation including that proposed to be removed
- All new works proposed including major planting types and location
- Requirements for topsoil retention and minimum compaction of future garden areas
- Protection for existing trees during site works and building
- Removal of building debris from site
- Suitability of plant species to locality, NB. plant species should all be native plants which occur in the area. A detailed list is available from Council.
- Information on maintenance of landscaped areas
- Grading and drainage of the landscaped areas.

4.6 Ridgelines

Detailed Objectives

To design subdivisions and housing developments so that ridgelines are preserved.

General Requirements to Satisfy Objective

Wherever possible ensure that roads run along contours and not against the contours. Provide for housing sites to be set back from top of ridgelines in accordance with Clause 31 of the Byron Local Environmental Plan 1988 as amended.

Specific Controls

No houses or other buildings to be constructed on ridgelines.

All development in the vicinity of ridgelines shall be constructed in non-reflective earthtone colours from the following range: -

Browns, olive greens, brown-autumn reds, gold tones, and dark beige. Greys may be suitable depending on the surface area. Council approval is required prior to the use of any other colours.

Specifically excluded are whites, greys, bright yellows, blue, bright reds and bright greens.

4.7 Site Grading

Detailed Objective

Avoid concentrating water runoff onto neighbouring properties.

Minimise erosion. In this regard the developer must seek the advice of the Soil Conservation Service of NSW for all subdivisions and in respect of other works considered significant in terms of erosion hazard by Council.

General Requirements to Satisfy Objective

Site grades should be designed for dispersal of surface water by infiltration and the use of natural drainage ways as provided for in Section 8.3 'Drainage'. Grades should be designed to retain original ground surface levels around trees and other natural vegetation which is to be preserved.

Specific Controls

Subdivision and housing development plans should show areas of concentrated drainage and indicate what provisions have been made for protection against erosion and excessive runoff. The size of any pipes, retardation basins and the like should be clearly stated.

Grades should not be designed which direct a concentrated flow of surface drainage over existing or proposed slopes.

All earth slopes with grades of 1 in 3 or steeper should be planted with appropriate vegetation cover to minimise erosion.

No development should occur adjacent to the western escarpment of Suffolk Park where there may be a potential for rockslides or landslips.

4.8 Public Open Space

Detailed Objectives

Public open space is to form part of a pedestrian bikeway network, which connects residential areas and other facilities.

Public open space is to be landscaped with native vegetation typical of the area in a manner, which integrates the open space with nearby streets and private landscaping.

Public open space is to be developed in the form of a functional hierarchy to provide for a wide range of leisure activities.

General Requirements to Satisfy Objective

There should be a functional hierarchy of open space to ensure leisure activities are

available for people with different needs;

Open space should be safe to use for access of leisure;

It should enhance the function and appearance of the subdivision;

It should act as a landscape linking element;

Only land which is in a suitable location and which is able to be used for active or passive recreation will be considered to meet the requirements for public open space. However, Council will consider on merit proposals to dedicate environmentally sensitive land as public open space to meet these requirements.

Specific Controls

Residential Type	Density	Minimum Public Open Space Required
Low Density	Up to 10 lots per hectare	15%
Medium Density	Greater than 10 lots per hectare	20% or, 15% with a 5% requirement in cash for land

Open space to be provided in the area shown on the DCP map, plus elsewhere as required by Council's Planning Director, to meet the minimum public open space requirements.

4.9 Pedestrian, Bikeways and Vehicle Movement Systems

Detailed Objectives

The pedestrian, bikeways and vehicle movement system within a subdivision should be an integral part of the overall development. The system should give priority to the safety and convenience of pedestrians and cyclists.

General Requirements to Satisfy Objective

Consideration should be given to a pronounced road hierarchy in which the size and appearance of each road matches its function.

The real benefits of a road hierarchy will only be realised if the whole neighbourhood had been planned together. Streets at the lower end of the hierarchy should not become through-routes for unrelated traffic, and proper provision must be made for buses, service and delivery vehicles.

Depending on the overall size and layout of a subdivision, a typical road hierarchy could include:-

Arterial or sub-arterial – giving access to the subdivision but not part of it.

Collector 1 – a main link through the subdivision, connecting directly with arterial roads.

Collector 2 – entirely within the subdivision, collecting the traffic from cul-de-sac and other minor roads.

Local access road – a loop road or cul-de-sac serving up to 15 lots.

Minor road – a cul-de-sac, minor loop, or minor access street, serving a limited number of dwellings.

Minor Access Roads

Minor access roads are at the lower end of the road hierarchy. They can most readily and safely accommodate different uses together – cars, bicycles and pedestrians. This is because each serves a limited number of houses and is designed for small volumes of traffic at low speeds.

Using a greater proportion of roads at the lower end of the road hierarchy can have these advantages: -

- creating a more attractive and human-scale environment;
- increasing safety for all users by lessening traffic volume and speed;
- promoting local character and mixed use of street;
- reducing road construction costs;
- helping to retain existing landscape features by reducing the area needed for roads;
- integrating minor access roads with the open space network.

Shareways and access places are roads serving only a few houses, where the road may be shared by people and cars. They are being successfully used in many subdivisions to create low-key enclaves, oriented to people.

Road Pavement

Within a conventional road reserve width, an attractive and varied streetscape can be created by using narrower, winding roads with parking bays, and footpaths within wider nature strips.

A narrower pavement width in residential streets can save costs, relate better to topographical and landscape features within the road reserve, and create a pleasant, people-oriented street character.

Cost saving result from reducing earthworks, road construction and paving material, and also because there is less water runoff and thus less drainage required.

In many cases only one side of the road will need a footpath. In some cases (e.g. shareways) no footpath may be required.

Road Widths

Widths of roads shall be in accordance with the following schedule which is to be read in conjunction with Council's Specifications for Engineering Works. Any submission to vary

Byron Shire Council Development Control Plan 9
Suffolk Park
#216378

road widths will be considered on its merits, and should be accompanied by full supporting information.

No minor access road or access way shall provide a through traffic distribution function.

Type of Road	Minimum Width of Road Reserve	Minimum Width of Carriageway
Local Distributor 1 Collector	20m	13m
Local Distributor 2 Subsidiary Collector	20m	11m
Local access road serving more than 15 lots	17m	8m
Minor access road serving no more than 15 lots (including 2 corner lots)	15m	6m
Access way serving no more than 6 lots	15m	3m*

* One slow-moving land with off-pavement parking bays of minimum width 2.4m.

Footpath and Nature Strip

Council wishes to encourage footpath and nature strips treatment which reflects the particular road function and provides a safe and pleasant people-oriented environment for pedestrians and cyclists.

The alignment of footpaths should be designed to serve the needs of safety and pedestrian access to dwellings, open space and other facilities, to retain existing vegetation, and to contribute to the overall landscape planning of the subdivision.

In the case of local access road, minor access roads or access ways, the provision of a footpath on one side of the road only may be approved, where it is demonstrated to Council's satisfaction that the proposal enhances the residential environment and provides adequate safety and convenience for pedestrians.

The following table gives minimum width requirements for nature strips adjacent to the road.

Type of Road	Minimum Nature Strip	
	Total on Both Sides of road	Each Side
Local Distributor 1	9m	4.5m
Local Distributor 2	7m	3.5m
Local access road		
Minor access road	9m	4.5m

Access way

12m

6.0m

Access

Individual vehicle access is required to each lot created by the subdivision by means of ramps or roll gutters or as proposed in the approval specification.

Easement of Supports

Council may require easement of supports in its favour to be created on the linen plan of subdivision, to cover all embankments steeper than 1 in 3 which extend into the lots.

Service Conduits

Where required by a service authority, the applicant shall provide service conduits or sub-mains in-road crossings prior to the construction of the road pavement.

Unconstructed Access

Where proposed lots have a frontage to a dedicated road reserve but no constructed road access exists, a road pavement of an adequate width will be required to ensure safety for through traffic and reasonable access to adjacent lots.

The applicant will be required to provide half of the appropriate road pavement width as a minimum. However, in many cases the requirement may be greater.

All the above works are to be carried out in accordance with Council's specifications for engineering works in urban areas and to approved specifications.

The subdivision proposal should illustrate a circulation system which provide safe and direct pedestrian and bikeway routes between dwellings, primary school and community facilities.

Specific Controls

The Local Distributor 2 (Subsidiary Collector Road) and Local Access Roads as detailed on the DCP Map (Movement Systems) are to be provided as shown. Other roads, shown dashed on the DCP map, are indicative only and may be varied at detailed design/development application stage.

The bikeways as shown on the DCP map (Movement Systems) are indicative only but must be provided to fulfil the intent of the DCP map. The bikeway leading to the Byron Golf Club boundary needs further discussion with the Club to determine its route to the club house.

In particular bikeways giving access to the proposed primary school on the western side of Broken Head Road and bikeways linking development on both sides of Broken Head Road and to the beach are to be constructed as indicated on the DCP map. A further bikeway linking the release area on the western side of the road to the golf course is also to be provided.

The pedestrian link to the escarpment on the western side of Broken Head Road is also to be provided as indicated on the DCP map (Movement Systems). (NB: Map route is indicative only.)

Section 5 ENVIRONMENTAL SITING

5.1 Lot Sizes, Shapes, Frontage and Setbacks

Detailed Objective

To encourage a range of allotment sizes, shapes, frontages and setbacks to meet the needs, affordability and preferences of different household types.

General Requirements to Satisfy Objectives

Lot Size

This plan provides for a range of lots sizes in each subdivision, to be integrated throughout the development.

Research in this and other countries has shown that a normal-sized house together with car parking space, private open space and ancillary buildings can easily be accommodated on a site of 400-450m². Smaller housing needs particularly in integrated developments can be accommodated on even smaller lots.

The advantages of smaller lot sizes can include: -

- Greater choice for home-owners
- More efficient use of land
- Lower land cost per lot
- Lower servicing cost per lot
- Less site maintenance

However, as the size of the site is reduces, good site planning and the relationship between sites becomes increasingly important, to ensure each dwelling site have an appropriate aspect, useable private open space and protection from overshadowing and overlocking.

Battle-axe Allotments

Battle-axe of hatched shaped allotments may be permitted in Suffolk Park but will be considered on the merits of each application.

Specific Controls

Battle-axe Allotments

The minimum frontage for battle-axe allotments shall be ten (10) metres and construction of the access way is to be in accordance with Council's Specifications for Engineering Works. A maximum of two (2) lots will be permitted from one (1) access handle coupled with reciprocal right of way.

Lot Size, Shape and Frontage

Byron Shire Council Development Control Plan 9
Suffolk Park
#216378

The size, shape and frontage of each lot is to conform with the following table: -

Residential Zone	Minimum Allotment Areas	Minimum Allotment Frontages
Small Lot Size	400m ²	15m (At Building Line)
General Lot Size	600m ²	18m (At Building Line)
Corner Allotments	800m ²	20m
Hatched Shaped Lots (Excluding Access Handle)	900m ²	3m (With reciprocal rights of way up to 6m)
Hatched Shaped Lots adjacent to Public Reserves or Drainage Reserves excluding access handle.	650m ²	3m (With a minimum width of 15m at a distance 8m back from the road alignment)
Fanned Shaped Lots	650m ²	9m (With a minimum width of 15m at a distance 8m back from road alignment)

Notes: To facilitate the arrangement of lot layouts Council may permit up to 25% of lots to have a minimum frontage at the building line of 15m and minimum area of 400m².

5.2 Sunlight

Detailed Objective

To site houses and other buildings to ensure that unobstructed sunlight is received on a reasonable proportion of each allotment or on the face of the building throughout the year, but particularly in winter.

General Requirements to Satisfy Objectives

The proposed layout of lots in a subdivision and the location and form of dwelling units should be such that sufficient winter sunshine is received in each dwelling.

There is adequate shading to protect the dwelling from excessive summer sun particularly from the west and no structure unduly restricts sunshine available to an adjoining lot or dwelling.

Specific Controls

See DCP No. 1 – Residential Development

Section 6 URBAN SERVICES

6.1 Sewerage

Detailed Objective

All lots within a subdivision to be provided with reticulated sewerage connected to Council's system.

General Requirements to Satisfy Objectives

Sewer shall be provided to all lots within urban zones and satisfactory arrangements shall be made with Council prior to the lodgement of any applicant for subdivision.

All works are to be carried out under the supervision of Council's Works and Services Division and in accordance with approved plans.

Specific Controls

The design and construction of the sewerage facilities must conform to the standard of the Council's Works and Services Division. These standards are detailed in the Standard Requirements for the Subdivision/ Development of Land, adopted by Council in 1986, Section 10.1.14.

In providing sewerage easement reference should also be made to Section 4.4 on 'Tree Preservation' within this DCP.

6.2 Water Supply

Detailed Objective

Water to be provided to all lots

General Requirements to Satisfy Objective

Finished levels, extent, location, size and all other aspects of mains and services shall be to the satisfaction of Council's Works and Services Division. Other general requirements to satisfy the above objective are contained in Council's Standard Requirements for Subdivision/ Development of Land, Section 10.1.15, Provision of Water.

Specific Controls

Water supply easement to be provided for the major augmentation required by the Rous County Council generally in accordance with the route as indicated on the DCP map. The route will follow road reserves wherever possible. Its passage through the significant treed area in the Firebeach's land is indicative only, being dependent on a route being surveyed which avoids the clearance of trees in excess of 3m in height, unless with the consent of Council.

Any other specific controls for the provision of water will be contained in Council's specifications and plans approved by the Works and Services Division.

In providing water supply easements reference should also be made to Section 4.4 on 'Tree Preservation' within this DCP.

6.3 Telephones

Detailed Objective

To ensure that adequate provision by way of easements is made to enable installation of telephone cables and fixtures.

General Requirements to Satisfy Objective

Engineering drawings to show the route of telephone facilities.

Specific Controls

Telephone service shall be installed underground wherever practicable.

In providing telephone cable easements reference should also be made to Section 4.4 on 'Tree Preservation' within this DCP.

6.4 Electricity

Detailed Objective

To provide all lots within the subdivision with an adequate electricity supply.

General Requirements to Satisfy Objective

Northpower standards of electricity provision to be met by applications for subdivision.

In providing electricity easements reference should also be made to Section 4.4 on 'Tree Preservation' within this DCP.

Specific Controls

Electricity services shall be installed underground wherever practicable.

Individuals may choose their own system of providing power subject to compliance with relevant authorities and in keeping with the residential nature of Suffolk Park. On this basis Council may consent to building applications which clearly indicate the ability of the building and intended use to be adequately service by alternatives to traditional reticulated mains power such as by solar power cells subject to:

1. The allotments having reticulated power available by the normal Northpower grid systems and;
2. No hardship or disadvantage is servicing adjacent or nearby urban allotments is caused.

In providing electricity easements reference should also be made to Section 4.4 on 'Tree

Preservation' within this DCP.

Section 11 COMMUNITY AND COMMERCIAL FACILITIES

Detailed Objective

To provide for a full range of community and commercial services and facilities commensurate with the needs of the existing and future population of Suffolk Park.

General Requirements to Satisfy Objective

Applications for subdivision to adequately demonstrate that facilities commensurate with the needs of the existing and future populations of Suffolk Park.

General Requirements to Satisfy Objective

Applications for subdivision to adequately demonstrate that facilities for retailing, recreational purposes, education and other community purposes are provided and designed to meet the needs of the residents of Suffolk Park.

Specific Controls

Retail facilities to be provided in the area as shown in the DCP map. Consolidation of the existing commercial centre along Broken Head Road and Clifford Street will be encouraged. A corner store as indicated on DCP map in the new release area will be permitted on a lot that does not exceed 500 square metres. This shop must not have a floor space that exceeds 100 square metres. A primary school site is to be provided as shown in the DCP map. Recreational amenities which map include a squash and gym centre to be provided on the site as shown on the DCP map. An interdenominational church, a community hall, meeting place or similar, and a pre-school to be provided where shown on the DCP map.

Section 8 SPECIAL PROVISIONS

8.1 Infill – Eastern Side of Broken Head Road

Detailed Objective

To maximise use of existing roads, water supply, sewerage and community services. To maximise use of existing zoned land.

General Requirements to Satisfy Objective

Applications to be prepared in accordance with Section 4 Environmental Design (Subdivision) and Section 5 Environmental Siting of this DCP.

Specific Controls

Dual occupancy will be permitted on all sites with an area greater than 600m². Redevelopment will only be allowed when 4 or more lots have been amalgamated. Medium density cluster housing will be permitted on lots in excess of 1000m².

8.2 Cluster Housing (Firebeach's Land)

Detailed Objective

To design a subdivision layout in the area hatched in the DCP map in west Suffolk Park which achieves the maximum retention of the high value vegetation habitat area.

General Requirements to Satisfy Objective

All cluster housing development is to be designed in accordance with the standards as outlines in Development Control Plan No. 1 and a management plan to be prepared for Council approval in accordance with Section 4.4 of this DCP.

Specific Controls

The open space indicated on the DCP map be provided.

8.3 Traffic Management

An area had been nominated for Local Area Traffic Management Study as indicated on the DCP Map.

Ove Arup to be retained to prepare this traffic management plan which will include car parking in proximity to beach. The work is to commence in March 1989.

In regard to car parking the only space available will be existing constructed and unconstructed road reserves.

Jarman and McLean Streets are to remain unconstructed and to be used as open space, bikeway, drainage and car parking if supported by traffic management study.

8.4 Tallow Creek

Tallow Creek is defined in this section as being the watercourse existing as at the date the Council adopted this DCP (i.e. 30 May 1989) and as may be altered as part of any approved flooding or drainage works within the area the subject of this plan east of the Broken Head Road. It includes both the creek in its natural and man-made sections.

This DCP provided that a 10 metre wide reserve be provided as measured from the centre of Tallow Creek for public passive recreation and enjoyment with any and every new development application which is approved along its banks.

In additions, all buildings approved, as part of any development application or separate building application must not be located within 5 metres of the outer edge of the 10 metre reserve referred to above.

The purpose of these special provisions is to provide in the long term a public reserve and access along the entire length of Tallow Creek as it exists east of Broken Head Road, excluding the zoned wetland areas.

8.4 Section 94 Contributions

Section 94 contributions will be levied for the following purposes.

Roads

1. Upgrade Broken Head Road @ \$600 per lot
2. Alcorn Street where development will increase traffic on the road @ \$50 per lot

Bikeways

Suffolk Park to Primary School @ \$225 per lot
Suffolk Park to High School @ \$225 per lot
West Suffolk Park to East Suffolk Park @ \$225 per lot

Drainage

Trunk Drainage System @ \$430 per lot – southern drainage outlet
Trunk Drainage System @ \$340 per lot – northern drainage outlet

Sewer Augmentation

Headworks @ \$1920 per lot
Treatment Works @ \$1720 per lot

Water Augmentation @ \$1720 per lot

Bulk Water Augmentation @ \$780 per lot

Parks Acquisition and Embellishment @ \$500 per lot where land provided and @ \$2500 per lot where no land provided.

Use of 2% of funds for Tallow Creek improvement if lots created in West Suffolk Park

Use of 5% of funds for Tallow Creek improvement if lots created in East Suffolk Park.

Community Facilities @ \$500 per lot where land provided

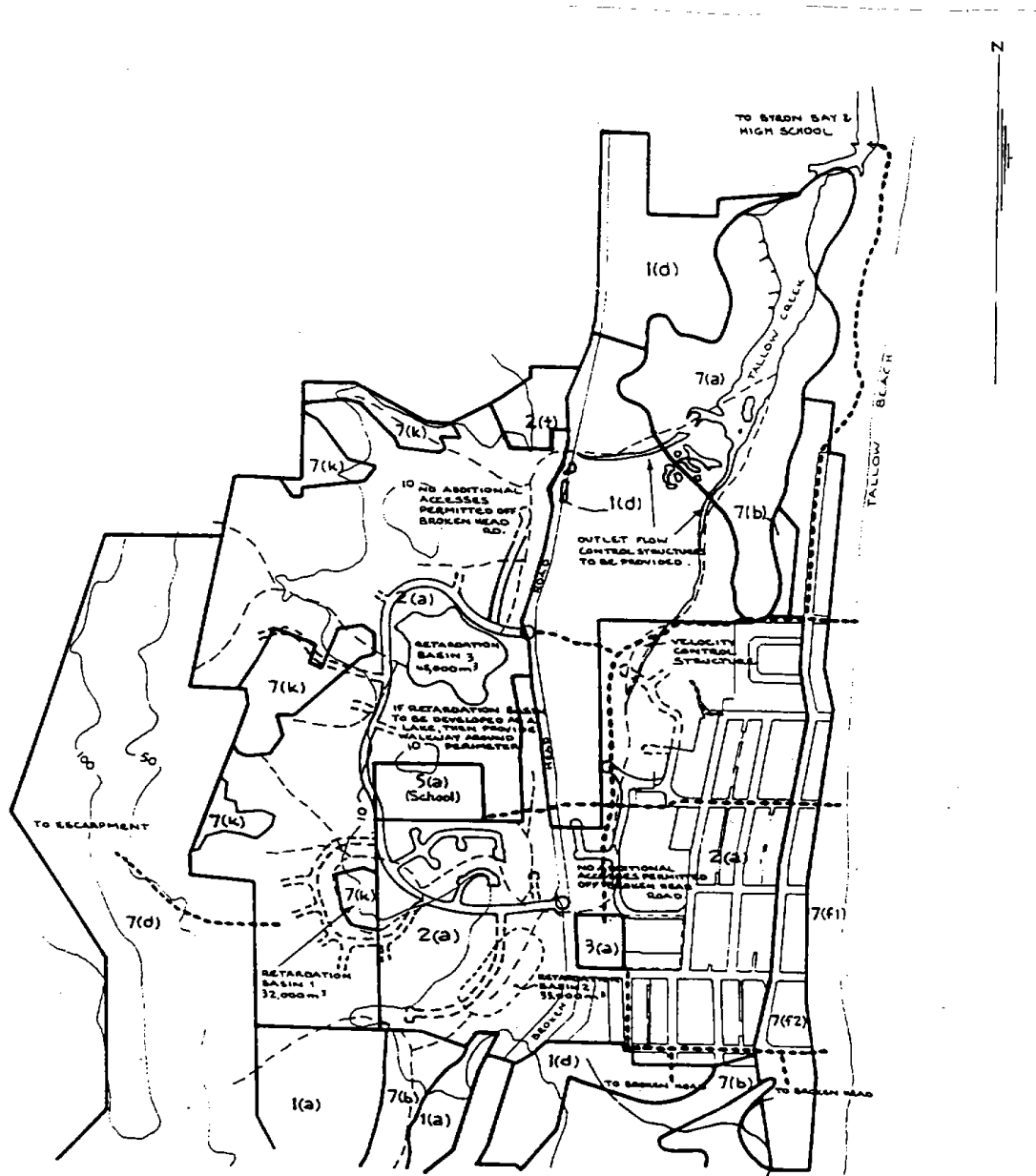
Community Facilities @ \$900 per lot where land not provided

Beach Amenities @ \$400 per lot

Landscaping Bond @ \$160 per lot

To be held for two (2) years against satisfactory replacement and maintenance.

Garbage Transfer Depot @ \$50 per lot



N.B. FULL SET OF DETAIL PLANS
 HELD IN PLANNING SECTION.

- LEGEND**
- DRAINAGE SYSTEM
 - == ROAD ALIGNMENT FIXED BY D.C.P.
 - === ROAD ALIGNMENT CONCEPTUAL ONLY
 - ... PEDESTRIAN AND BIKEWAY ROUTES (INDICATIVE)

SUFFOLK PARK
 DEVELOPMENT CONTROL PLAN
 DRAINAGE, PEDESTRIAN, BICYCLE
 & ROAD MOVEMENT SYSTEMS



