

Attachment 1

DCP Summary of Changes

Summary of Changes	Reason
<p>General Housekeeping</p> <ul style="list-style-type: none"> Update all references to Acts, SEPPS and Regulations. Amend grammatical, spelling, and numbering errors. 	<ul style="list-style-type: none"> To appropriately reference current in force legislation. Adopt new employment zones that have been amended in the LEP.
<p>Introduction</p> <ul style="list-style-type: none"> Add to Definitions. 	<ul style="list-style-type: none"> Add definition for habitable room. Update - alter definition of setback to be outermost projection of a building or structure (to comply with minimum standard as set out in the BCA (NCC)). Farm building - define activity. Farming – define activity.
<p>Part A-1</p> <ul style="list-style-type: none"> A1.4 – Correction to Heading removing Floor Space Ratio and amendment to Gross Floor Area. A1.5 – (2) add artificial turf after hard paved area. A1.9 – Add carparking advice that all vehicles must be able to leave the lot in a forward direction. A1.10 – (4) Include a minimum Percentage (30%) for permeability of Privacy Screening to provide visual privacy. A1.14 – (g) amend maximum height of retaining walls from 900mm to 1000mm. 	<ul style="list-style-type: none"> The Maximum GFA does not reflect that ancillary development (sheds, garages and the like) is included in the measurement but has separate size controls. A Note has been added to advise the public that there are separate size controls for ancillary development. To remove all references to Floor Space Ratio as this design metric was not approved by Council. To reflect that artificial turf does not allow infiltration of water and should be considered to be hardscaping. To maintain consistency with minimum construction standards outlined in the <i>SEPP (Exempt and Complying Development Codes) 2008</i>. To provide clarity as to permeability of screening when overlooking neighbouring lots. To appropriately reference industry standards for retaining walls.
<p>Part A-2</p> <ul style="list-style-type: none"> A2.3 – Amendments to building setbacks to provide consistency between chapters of the DCP. A2.4 - Add carparking advice for battle-axe lots in the R5 zone that all vehicles must be able to leave the lot in a forward direction. 	<ul style="list-style-type: none"> The RU1 and E3 side and rear boundary setbacks have increased because it reflects a more typical setback situation which exists on these larger lots. Greater setbacks help preserve the look and feel of rural areas and helps to ensure amenity offered by the Rural lifestyle is maintained. It is noted that in many cases, even greater setbacks will be needed to meet bushfire requirements such as Asset Protection Zones. To maintain consistency with minimum construction standards outlined in the <i>SEPP (Exempt and Complying Development Codes) 2008</i>.
<p>Part A-3</p> <ul style="list-style-type: none"> A3.1 - Add carparking advice that all vehicles must be able to leave the lot in a forward direction. A3.4 – re-site clause: ‘Roads subject to widening’ to latter part of this section. A3.5 – Add note to Gross Floor Area about building footprint controls for ancillary structures. A3.6 - Landscaped Area – add artificial turf as hardscape. A3.9 – privacy screen permeability. 	<ul style="list-style-type: none"> To maintain consistency with the minimum construction standards outlined in the <i>SEPP (Exempt and Complying Development Codes) 2008</i>. A3.4 - Roads subject to widening clause is in the wrong position and has been relocated to the latter part of the section to improve readability. Renumbering of clauses/sections also undertaken. A3.5 - as before. A3.6 – as before. A3.9 – as before.

<ul style="list-style-type: none"> A3.12 – (g) retaining wall amendment. 	<ul style="list-style-type: none"> A3.12 - as before.
Part A-4 <ul style="list-style-type: none"> Minor changes as outlined in general housekeeping. 	<ul style="list-style-type: none"> No pressing issues arising from this chapter.
Part A-5 <ul style="list-style-type: none"> A-5.3 Building Height – remove maximum height of building box, clause (a). Minor changes as highlighted in previous chapters. 	<ul style="list-style-type: none"> To clarify that maximum building height is addressed as per clause (b).
Part A-6 <ul style="list-style-type: none"> A-6.1.8 Corrected Heading – Detached is to be removed from heading. A6.1.8 (1) Table amendment – Add ‘minus’ to Maximum wall height - 2 metres. A-6.1.9 Amend wording to Maximum building Footprint –the combined maximum footprint of <u>all</u> attached or detached ancillary structures in the R1 and RU5 zone shall be as follows: A-6.2.1 – Add maximum building footprint note to carport design standards. 	<ul style="list-style-type: none"> The heading needs correcting for an administrative error. To clarify that the building setback from boundaries is on a sliding scale. The current DCP appears to read a 2m building setback for a wall height between >2.9 to 4.5m, whereas it should read that if a wall height is between >2.9 to 4.5m then the building setback is wall height minus 2m. To correct an inconsistency where this clause suggests that every new structure can have a building footprint of this size and not that it is the combined footprint of all existing and proposed structures that is identified for this clause. To advise that any proposed carports are included in the maximum building footprint of all ancillary structures on a lot.
Part A-7 <ul style="list-style-type: none"> A-7.4 add swimming pool note. A-7.6 Retaining walls. 	<ul style="list-style-type: none"> Advising that swimming pools must be behind the front building line. A-7.6 - As before.
Summary of Changes	Reason
Part A-8 <ul style="list-style-type: none"> A8.2.2 – add accessible living requirement to multi-residential development. A-8.2.7 – amend Principal Private Open Space provisions. A-8.2.8 – amend to add visitor parking details. 	<ul style="list-style-type: none"> To provide greater housing options in the RVC LGA by including minimum accessibility standards for new residential housing and apartments. To bring Principal Private Open Space provisions into line with the minimum standard (45m² instead of 25m²) as defined by the <i>Low Rise Housing Diversity Design Guide (2020)</i>. To advise that visitor parking should be signed and located for easy access.
Part A-9 <ul style="list-style-type: none"> Update and box all clauses. A-9.2 - Amend building setbacks outlining that shop-top housing is available in all zones but must comply with setbacks in the relevant residential zone. Delete references to zone B1 – Neighbourhood Centre. 	<ul style="list-style-type: none"> To have consistency in design and legibility of the document. Clarifying that shop Top housing must comply with building setbacks if located in a residential zone. To comply with NSW State Government amendments to zone definitions in the LEP.
Part A-10 <ul style="list-style-type: none"> Update and box all clauses. 	<ul style="list-style-type: none"> To have consistency in design and legibility of document.
Part A-11 <ul style="list-style-type: none"> Amend explanatory notes as required to have consistency with other chapters of the DCP. 	<ul style="list-style-type: none"> To have consistency in definitions and outcomes between chapters.

Part B		
<ul style="list-style-type: none"> • B-6 Amend carparking calculations. • Add Richmond Valley Regional Job Precinct (RJP) specific clauses to this Chapter. 		<ul style="list-style-type: none"> • To have consistency between various chapters of the DCP. • To reflect that the RJP has been adopted and is in force.
Part C		
<ul style="list-style-type: none"> • C-9 Amend carparking calculations as required. • Add RJP specific clauses to this Chapter. 		<ul style="list-style-type: none"> • To amend discrepancies between various chapters of the DCP. • To reflect that the RJP has been adopted and is in force.
Part D		
<ul style="list-style-type: none"> • Minor changes as outlined in general housekeeping. 		No pressing issues arising from this chapter.
Part E		
<ul style="list-style-type: none"> • Minor changes as outlined in general housekeeping. 		Pressing issues but to be held over until the NSW Government completes its review of the Housing SEPP.
Part F		
<ul style="list-style-type: none"> • Minor changes as outlined in general housekeeping. 		No pressing issues arising from this chapter.
Part G		
<ul style="list-style-type: none"> • G-2.2 (5)A(i) Changes highlighted in previous chapters updated. • G-2.2 (5)A(ii) delete ‘to be measured at the front boundary building line’ from road frontage description. 		<ul style="list-style-type: none"> • To create consistency within the DCP. • To allow for appropriately sized road frontages on lots and improve street amenity of proposed subdivisions.
DCP Part	Summary of Changes	Reason
Part H – Natural resources and hazards	<ul style="list-style-type: none"> • Minor changes as outlined in general housekeeping. 	- No pressing issues arising from this chapter. To be held over until completion and adoption of the Floodplain Risk Management Plan.
Part I – Other Considerations	<ul style="list-style-type: none"> • I-3 - Amend building setback controls, other than the table identifying the required setbacks for a range of developments many of which are not covered in the other chapters. • I-4 – Update carparking provisions. • I-5 – clarify private open space and landscape open space • Minor changes as outlined in general housekeeping. 	<ul style="list-style-type: none"> - I-3 – Update Building setback requirements to be consistent with other chapters to avoid confusion. - I-4 – Update to carparking provisions to be consistent with other chapters. - I-5 – minor amendments to define that the amount of landscape open space required for developments varies between zones.