

Tweed Development Control Plan A1 Compliance Checklist

How to use this template:

Please address **ALL** relevant controls related to your proposed development.

Should your proposal be non-compliant with a control and you wish to seek a variation, please provide a justification for the variation at the end of the relevant section.

Note, some areas within the Tweed Shire have their own Site Specific Development Control Plans. These areas include (but are not limited to) Tweed City Centre, Casuarina, Kingscliff, and Terranora which include additional development controls for these areas.

Any development applications must consider **all** relevant Sections of the Tweed Development Control Plan 2008.

An extensive list of all Sections of the DCP can be found via Council's website:
<https://www.tweed.nsw.gov.au/PlanningPolicies#>

The purpose of this Part is to guide the planning and design of dwelling houses, secondary dwellings, dual occupancy, alterations and additions to these forms of housing and development ancillary to these forms of housing within Tweed Shire.

This Part applies to all single dwelling, secondary dwellings and dual occupancy residential and tourist development within the Tweed Shire, except to the extent of inconsistency with a site specific development provision contained in the Tweed LEP or adopted area specific locality development control plan in Part B.

This Part is broadly divided into the following design controls:

- Site Analysis, Streetscape, Views and Vistas;
- Site Design;
- Building Envelope Controls;
- Building Design; and
- Ancillary Development.

Each of the design themes contain a range of design principles, informing the objectives which underpin the design controls.

Operational requirements:

Any application for development that involves the demolition of existing structures is to provide a Demolition Work Plan in accordance with the provisions of AS2601 and Councils work plan requirements.

Excavation that will result in waste material having to be transported off-site must be minimised through the use of site responsive building design. Where practical, excavated material should be reused on-site.

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Site Analysis, Streetscape, Views & Vistas

Site Analysis Plan

CONTROLS	COMPLIANCE		
	YES	NO	N/A
<p>Plan including details as relevant but not limited to the criteria in the Site Analysis Checklist (Appendix 7.2) is required for all dwelling development applications involving external building work, and is to demonstrate how the proposed development responds to the site analysis.</p> <p>Note - minor development (such as extensions, minor renovations) may only require a partial site analysis for the affected area of the site.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Streetscape

CONTROLS	COMPLIANCE		
	YES	NO	N/A
All dwellings should address and offer passive surveillance over the street by ensuring important elements such as front doors, building entry areas and windows are prominent in the building facade (including secondary dwellings) with the entrance clearly identifiable from the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site design, building setbacks and the location and height of level changes are to consider and be compatible with other buildings and sites along the street, particularly those that are older and more established.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Corner buildings are to address both street frontages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Building design is to consider the contribution of façade elements on the streetscape, including:</p> <ul style="list-style-type: none"> i. Coordinating and integrating building services, such as drainage pipes, with the overall facade design; ii. Integrating the design of architectural features, including stairs and ramps, and garage/carport entries with the overall facade design, and by locating car parking structures on secondary streets where possible; iii. Ensuring entrance porticos and other articulation zone features are single storey or of a scale relative to the building; and iv. Include screening to exposed undercroft areas particularly those visible from the street. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Views & Vistas

CONTROLS	COMPLIANCE		
	YES	NO	N/A
Building siting and height is, as far as it is practical, to be designed to minimise the impact on views from surrounding properties, and follow the Planning Principles of view sharing between properties.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The location and height of new development is not to significantly diminish the public views to heritage items, dominant landmarks, public buildings from public places or unreasonably obscure public district views of major natural features such as the water, ridgelines or bushland.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Building Types
















CONTROLS	COMPLIANCE		
	YES	NO	N/A
Dwellings and development must be consistent with the scale and character of surrounding dwellings or as envisaged through an adopted concept plan, locality plan, design statement/covenant or the like.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS/JUSTIFICATIONS

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Site Design

Topography, Cut and Fill

CONTROLS					COMPLIANCE																																											
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<p>Where earthworks are proposed within the building footprint, construction shall be generally consistent with the requirements in Table 1 of the DCP A1 - Part A shown below.</p> <p>*Building footprint is defined as the most outer edge of the roof (including fascia and gutter)</p> <table border="1" data-bbox="279 741 1195 1534"> <thead> <tr> <th colspan="5">Slope, construction and cut and fill controls</th> </tr> <tr> <th colspan="2">Slope</th> <th>Cut allowance</th> <th>Fill allowance</th> <th>Appropriate Structure</th> <th>Indicative Diagram</th> </tr> </thead> <tbody> <tr> <td>0-6°</td> <td>0-10%</td> <td>1.0m</td> <td>1.0m</td> <td> <ul style="list-style-type: none"> Single slab on ground Split slab Post and beam Hybrid slab post and beam </td> <td></td> </tr> <tr> <td>6-8°</td> <td>10-14%</td> <td>2.0m within the footprint of the building*</td> <td>1.0m</td> <td> <ul style="list-style-type: none"> No single slab on ground Split slab Post and beam Hybrid slab post and beam </td> <td></td> </tr> <tr> <td>8-12°</td> <td>14-21.5%</td> <td>2.0m within the footprint of the building*</td> <td>1.0m</td> <td> <ul style="list-style-type: none"> No single slab on ground Split slab Post and beam Hybrid slab post and beam </td> <td></td> </tr> <tr> <td>12-18°</td> <td>21.5-32.5%</td> <td>3.0m within the footprint of the building*</td> <td>1.0m</td> <td> <ul style="list-style-type: none"> No single slab on ground Split slab Post and beam Hybrid slab post and beam </td> <td></td> </tr> <tr> <td>>18°</td> <td>>32.5%</td> <td>1.0m</td> <td>1.0m</td> <td> <ul style="list-style-type: none"> No single slab on ground Downslope construct only Split slab Post and beam Hybrid slab post and beam </td> <td></td> </tr> </tbody> </table>					Slope, construction and cut and fill controls					Slope		Cut allowance	Fill allowance	Appropriate Structure	Indicative Diagram	0-6°	0-10%	1.0m	1.0m	<ul style="list-style-type: none"> Single slab on ground Split slab Post and beam Hybrid slab post and beam 		6-8°	10-14%	2.0m within the footprint of the building*	1.0m	<ul style="list-style-type: none"> No single slab on ground Split slab Post and beam Hybrid slab post and beam 		8-12°	14-21.5%	2.0m within the footprint of the building*	1.0m	<ul style="list-style-type: none"> No single slab on ground Split slab Post and beam Hybrid slab post and beam 		12-18°	21.5-32.5%	3.0m within the footprint of the building*	1.0m	<ul style="list-style-type: none"> No single slab on ground Split slab Post and beam Hybrid slab post and beam 		>18°	>32.5%	1.0m	1.0m	<ul style="list-style-type: none"> No single slab on ground Downslope construct only Split slab Post and beam Hybrid slab post and beam 		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<p>Outside of the building footprint cut and fill to 1.0 metre for up to 10% of the site or a maximum of 100sqm is permissible to achieve flatter backyards, outdoor living areas, BBQ areas, clothes drying areas and the like.</p>					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																									
<p>Excavations and fill in excess of 1 metre may be permitted to allow for compliant driveways and basement garages providing the excavations are adequately retained and drained in accordance with engineering requirements.</p>					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																									
<p>The interface of the proposed building cut and fill and the natural slope is to be documented on all development plans and sections including the existing and proposed slope of the site levels, all proposed batter and retaining works and where appropriate the interface with adjoining properties. All levels are to be depicted in Australian Height Datum (AHD).</p>					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																									
<p>Cut and fill batters and retaining walls outside of the building footprint are to be landscaped to mitigate visual impacts.</p>					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																									

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Cut and fill batters shall not:			
i. Exceed a slope of 1:2 (v:h) unless geotechnical reports result in Council being satisfied with the site stability. All batters are to be provided with both short term and long term stabilization to prevent soil erosion.			
ii. Be located where the toe of any battered fill (or retaining wall) is closer than 900mm for cut and 1.5 metres for fill to any property boundary, where the overall height at any point exceeds 500mm.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Be located where they will impact on the privacy of neighbours.			
iv. Shall not extend onto Council's road reserve.			
Retaining walls, unless constructed for the sole purpose of landscaping, should be constructed of a material such as concrete, masonry, rock or other permanent type material. Timber retaining walls are not acceptable for walls that support side boundaries or structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Where more than one retaining wall is required, this should be in the form of terracing with landscaped areas between level changes to soften the visual impact of the retaining wall.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On side sloping allotments where there are existing inter allotment retaining walls, further retaining walls within the side setback will be limited to 600mm.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Where a property is burdened by stormwater or water and sewerage mains then Council will generally preclude any excavation or filling within that easement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Landscaping, Deep Soil Zones and External Living Areas

CONTROLS	COMPLIANCE																						
	YES	NO	N/A																				
A lot must include a total landscaped area consistent with Table 2 DCP A1 Part A:																							
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All new dwelling applications must provide a plan, which may be part of site analysis or on a site plan, identifying landscape area and deep soil locations and a schedule of the landscape area and site coverage calculations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																				

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<p>A landscape Plan is required for dual occupancy development. A landscape plan may also be requested for dwelling houses where significant earthworks are proposed within the front yard or where a potential streetscape impact has been identified by the assessing officer. The landscaping plan is to include:</p> <ul style="list-style-type: none"> i. Calculations of the landscaped area, deep soil zones and site coverage; ii. Demonstrate how the landscaping complements and integrates with the amenity of the dwelling, the streetscape and any topographical features; iii. Demonstrate how each dwelling achieves integration of the dwelling, landscaped areas, private open space and external living areas; iv. Demonstrate suitable privacy and solar access for each dwelling and its outdoor and landscaped spaces; and <p>Detail of plant species to be used and their locations. Species are to comprise no less than 80% native species.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Existing landscape elements on sites such as natural rock outcrops, watercourses, dune vegetation, indigenous vegetation and mature trees should be retained and integrated with the design of the buildings.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>On lots adjoining indigenous/native vegetation, protect and retain indigenous native vegetation and use native indigenous plant species for a distance of 10 metres from any lot boundaries adjoining bushland.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Locate and design landscaping to increase privacy between neighbouring dwellings without excessive shadowing or blocking primary views or existing solar panels.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Deep soil zones are to have soft landscaping and cannot be covered by impervious surfaces such as concrete, terraces, outbuildings, swimming pools, tennis courts or other structures or located on structures such as basement car parks or in planter boxes.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Runoff is to be minimised, delayed in its passage and where possible accommodated within the landscape or site surface depressions of the development site unless this is inconsistent with the geotechnical stability of the site or adjacent/downstream land.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>The concentration, collection and piping of runoff to the street gutter or underground stormwater system shall be minimised unless this is inconsistent with the geotechnical stability of the site or adjacent/ downstream land.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS/JUSTIFICATIONS



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Building Envelope Controls

Setbacks

CONTROLS					COMPLIANCE																																
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<p>The minimum setback from the street and rear boundary for a dwelling is to comply with Table 3 - Front and Rear Setbacks in DCP A1 - Part A:</p> <table border="1"> <thead> <tr> <th>Lot size</th> <th>Minimum front setback - New Areas (for established and existing areas refer C2 below)</th> <th>Minimum front setback to secondary street frontage on corner allotments</th> <th>Minimum rear setback where the building is up to 4.5 metres in height</th> <th>Minimum rear setback where the building is 4.5 metres in height or greater</th> </tr> </thead> <tbody> <tr> <td>less than 300m²</td> <td>3.5 metres</td> <td>2 metres</td> <td>3 metres</td> <td>4.5 metres</td> </tr> <tr> <td>at least 300m² and less than 600m²</td> <td>4.5 metres</td> <td>2 metres</td> <td>4.5 metres</td> <td>6 metres</td> </tr> <tr> <td>at least 600m² and less than 900m²</td> <td>6.0 metres</td> <td>3 metres</td> <td>4.5 metres</td> <td>8 metres</td> </tr> <tr> <td>at least 900m² and less than 1500m²</td> <td>6.0 metres</td> <td>3 metres</td> <td>5 metres</td> <td>12 metres</td> </tr> <tr> <td>at least 1500m²</td> <td>8.0 metres</td> <td>5 metres</td> <td>10 metres</td> <td>15 metres</td> </tr> </tbody> </table>					Lot size	Minimum front setback - New Areas (for established and existing areas refer C2 below)	Minimum front setback to secondary street frontage on corner allotments	Minimum rear setback where the building is up to 4.5 metres in height	Minimum rear setback where the building is 4.5 metres in height or greater	less than 300m ²	3.5 metres	2 metres	3 metres	4.5 metres	at least 300m ² and less than 600m ²	4.5 metres	2 metres	4.5 metres	6 metres	at least 600m ² and less than 900m ²	6.0 metres	3 metres	4.5 metres	8 metres	at least 900m ² and less than 1500m ²	6.0 metres	3 metres	5 metres	12 metres	at least 1500m ²	8.0 metres	5 metres	10 metres	15 metres	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<p>In established areas and on infill sites dwelling houses are to be consistent with the front setback distance of neighbouring buildings and are to be the average of the setbacks of neighbouring dwellings within 40 metres or a variation justified under a streetscape analysis. This setback may be varied up to 1 metre where justified through a streetscape analysis.</p>					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																														
<p>An articulation zone may permit some elements of a buildings front façade to intrude within the front setback to a maximum of 1.5 metres and not exceeding 25% of the frontage width. The following building elements may be permitted in an articulation zone:</p> <ol style="list-style-type: none"> An entry feature or portico; A balcony, deck, patio, pergola, terrace or verandah; An upper level overhang or cantilever; A window box treatment; A bay window or similar feature; An awning or other feature over a window; and A sun shading feature. 					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																														
<p>The minimum front setback for a garage perpendicular to a primary or secondary street frontage is 5.5 metres to allow off-street parking that does not impede the footpath.</p>					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																														
<p>Garages and carports, including semi-basement garages and attached garages, are to be set back a minimum of 1 metre from the dwelling's front façade, unless it can be demonstrated how the design mitigates the dominance of the garage door to the street elevation (refer to indicative diagrams within the DCP A1 - Part A, from page 27).</p>					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																														

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<p>Council may approve the erection of a garage which does not comply with the required front building line setback where exceptional circumstances, such as the depth and shape of the allotment, slope or grade, make it necessary and as supported by a site analysis that demonstrates:</p> <ul style="list-style-type: none"> i. No other suitable location is available behind the building line; ii. There is no vehicular access to the rear or side of the allotment; iii. The proposal will not affect the amenity of adjoining properties; iv. The design of the garage is complimentary to the design, materials and roof form of the dwelling; v. The proposal will not create an unwanted precedent to the vicinity; vi. The proposal does not result in the creation of additional driveway access; vii. The proposal will not impede on the required pedestrian and traffic sight lines; viii. There are no valid objections are received from adjoining property owners; ix. The structure is located a minimum of 900mm from the side boundary of the property. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>A carport may be permitted to encroach within the front setback subject to the following criteria:</p> <ul style="list-style-type: none"> i. No other suitable location is available behind the building line; ii. It is located a minimum of 900mm from the side boundary; iii. Does not exceed 33% of the width of the allotment frontage or 6 metres measured between supporting posts whichever is the lesser; iv. It is of an open design with two or more sides fully open; v. Frontage facing the street is to remain open and shall not be fitted with a door or enclosing device of any kind; vi. Posts or columns do not obstruct vehicle manoeuvrability or visibility; vii. The roof design is to complement the roofline of the existing house and not significantly impact the streetscape; and viii. The roof is not trafficable. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garages, outbuildings and carports may be located a minimum of 450mm from the rear boundary where no greater than 4.5 metres in height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garages and carports accessed by a rear laneway are to be setback a minimum of 1.0 metres from the laneway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secondary dwellings require a minimum setback from the rear boundary of 1.5 metres where single storey and 3 metres where two storey.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roofed external living areas are to be setback a minimum of 3.0 metres from the rear boundary.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Side Setbacks

CONTROLS	COMPLIANCE		
	YES	NO	N/A
A single storey dwelling, or that part of a building containing only single storey, is to be setback a minimum of 900mm from the side boundary line to the wall of the building. Guttering, eaves, hoods and other similar structures may be constructed within the side setback but not closer than 450mm from the boundary.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A two storey dwelling, or the second storey component of building, is to be setback a minimum of 1.5 metres from the side boundary line to the wall of the building. Guttering, eaves, hoods and other similar structures may be constructed within the side setback but not closer than 900mm from the boundary.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On corner allotments primary and secondary streets are to be clearly nominated and comply with the appropriate primary and secondary street setbacks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On corner allotments are to nominate location of side and rear setbacks and comply with the appropriate setbacks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Garages, whether attached or detached, may be located a minimum of 450mm from a side boundary except where located within the front building setback.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carports may be located adjacent to a side boundary, except where located within the front building setback, subject to:			
i. The boundary wall remaining open;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. The carport support is not attached to a fence; and			
The proposed carport complies with the Building Code of Australia.			
Where opening doors of living rooms face the side boundaries the living room is to be setback a minimum of 4 metres from the side boundary. This setback may be required to be appropriately screened to minimise overlooking and privacy impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External living areas adjoining side boundaries are to be setback a minimum of 900mm from the side boundary. This external living area may be required to be appropriately screened and/or the setback increased where there may be overlooking and/or privacy impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Where rainwater tanks, water heaters, air conditioning units, retaining walls and the like are located within a side passage, walkable access to and around these items is to be maintained.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Canal Frontages

CONTROLS	COMPLIANCE		
	YES	NO	N/A
The setback from a canal frontage is:			
i. 5.5 metres where the boundary is on the canal side of a revetment wall, or			
ii. 3.4 metres from the revetment wall where the wall is on the boundary, except:			
– For those lots with canal frontages and facing Gollan Drive and Jacaranda Avenue, Tweed Heads West where the setback line to the canal frontage shall be 2.5 metres; and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
– Lots 1, 2, 3 and 4 Crystal Waters Drive, Tweed Heads West where normal building setbacks shall apply along the canal frontage.			
No structures are to be built within the setback area other than fences to 1.2 metres high, swimming pools, retaining walls, suspended decks that do not exceed the level of the allotment at the top of the batter and boat ramps except:			
i. For those allotments with canal frontages and facing Gollan Drive and Jacaranda Avenue, Tweed Heads West where the setback line to the canal frontage shall be 2.5 metres; and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lots 1, 2 3 and 4 Crystal Waters Drive, Tweed Heads West where normal building setbacks shall apply along the canal frontage.			
The underside of any suspended deck fronting a canal is to be suitably screened, except in cases where giving effect to this control would result in adverse impact to flood waters.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Building Height

CONTROLS	COMPLIANCE		
	YES	NO	N/A
The overall building height is 9 metres, except on slopes of greater than 12 degrees (21.25%) where the building height may be a maximum of 10 metres.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The maximum height for a carport and detached garage is 3.5 metres where there is a flat roof or 4.8 metres where there is a pitched or skillion roof.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tweed Development Control Plan A1 Compliance Checklist

Site Coverage

CONTROLS	COMPLIANCE																
	YES	NO	N/A														
<p>The maximum site coverage of a dwelling and all ancillary development on a lot must be consistent with the Table 4 Site Coverage within DCP A1 - Part A:</p> <table border="1"> <thead> <tr> <th>Allotment size</th> <th>Maximum site coverage</th> </tr> </thead> <tbody> <tr> <td>at least 200m² but less than 250m²</td> <td>65%</td> </tr> <tr> <td>at least 250m² but less than 300m²</td> <td>60%</td> </tr> <tr> <td>at least 300m² but less than 450m²</td> <td>55%</td> </tr> <tr> <td>at least 450m² but less than 900m²</td> <td>50%</td> </tr> <tr> <td>at least 900m² but less than 1500m²</td> <td>40%</td> </tr> <tr> <td>greater than 1500m²</td> <td>30%</td> </tr> </tbody> </table>	Allotment size	Maximum site coverage	at least 200m ² but less than 250m ²	65%	at least 250m ² but less than 300m ²	60%	at least 300m ² but less than 450m ²	55%	at least 450m ² but less than 900m ²	50%	at least 900m ² but less than 1500m ²	40%	greater than 1500m ²	30%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allotment size	Maximum site coverage																
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COMMENTS/JUSTIFICATIONS

Tweed Development Control Plan A1 Compliance Checklist

Building Design

Passive Design

CONTROLS	COMPLIANCE		
	YES	NO	N/A
The dwelling is to be sited to encourage a balance of solar access (during winter months) and shading (during summer months) to primary windows and doors of living space and external living areas. This is to be demonstrated on a site analysis.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The plan layout, including the placement of openings, is to be designed to optimise access to prevailing breezes and to provide for cross-ventilation, demonstrated on a site analysis.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Solar Access and Natural Ventilation

CONTROLS	COMPLIANCE		
	YES	NO	N/A
Two storey or greater development must prepare shadowing diagrams over the subject and adjoining sites for the summer solstice (21st December), winter solstice (21 June) at the times of 9am, 12pm and 3pm. Shadow cast by fences, roof overhangs and changes in level are to be considered and should be indicated on shadow diagrams submitted.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private open space of the subject dwelling is to receive at least two hours sunlight between 9am and 3pm on June 21.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows to north-facing habitable rooms or external living spaces of the subject dwelling are to receive at least 3 hours of sunlight between 9am and 3pm on 21 June over a portion of their surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For neighbouring properties ensure: <ul style="list-style-type: none"> i. Sunlight to at least 50% of the principle area of private open space of adjacent properties is not reduced to less than 2 hours between 9am and 3pm on June 21, and ii. Windows to living areas must receive at least 3 hours of sunlight between 9am and 3pm on 21 June. iii. Where existing overshadowing by buildings is greater than this, sunlight is not to be further reduced by more than 20%. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Building Form

CONTROLS	COMPLIANCE		
	YES	NO	N/A
Building siting, height, scale, and roof form must to relate to the surrounding development, topography and the existing site conditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls in excess of 15 metres in length and/or 4 metres in height must be articulated, landscaped, or otherwise treated in order to provide visual relief. Planning and design principle 4 (P4 in DCP A1 - Part A page 39) identifies various articulation techniques.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Buildings on corner sites are to be designed and articulated to address both streets frontages.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tweed Development Control Plan A1 Compliance Checklist

Visual and Acoustic Privacy

CONTROLS	COMPLIANCE		
	YES	NO	N/A
Terraces, balconies, living room and kitchen windows are to avoid a direct view into neighbouring dwellings or neighbouring private open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Decks, verandahs, terraces, balconies and other external living areas within 4 metres from a side or rear boundary may require a privacy screen unless it can be demonstrated that there will be negligible overlooking and/or privacy impacts, as demonstrated on a site analysis.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Side windows are to be offset by distances sufficient to avoid visual connection between windows of the subject dwelling and those of the neighbouring dwelling. Location of existing adjoining property windows are to be documented on a site analysis.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The location of external living areas, swimming pools, spas and other potential sources of noise transfer shall consider the proximity to and potential impacts on habitable rooms of adjoining allotments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The noise of an air conditioner, pump, or other mechanical equipment must not exceed the background noise level by more than 5dB(A) when measured in or on any premises in the vicinity of the item. These items must be positioned away from neighbouring dwellings, particularly bedrooms, habitable rooms and external living spaces. These items may require a sound proofed enclosure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For new dwellings located on arterial roads, designated roads, classified roads or where exposed to aircraft noise, consideration is to be given to the need for acoustic treatment to mitigate noise impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Roofs, Dormers, Attics and Skylights

CONTROLS	COMPLIANCE		
	YES	NO	N/A
Roofs should incorporate at least 600mm deep eaves for shading of facades, particularly on west facing elevations. Alternate sun shading measures including external louvers, screens and window hoods are also acceptable solutions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof materials and skylights should not cause excessive glare and reflection and roof colour should be consistent with the existing locality.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic spaces cannot be more than 50% of the floor below with the majority of the volume of an attic to be contained within the roof space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimum ceiling heights of 2.7 metres are encouraged for habitable rooms. For habitable rooms with a raking ceiling it is preferable to have at least 30% of the ceiling with a minimum 2.7 metre height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Garages, Driveways and Car Parking

CONTROLS	COMPLIANCE		
	YES	NO	N/A
Car parking and driveways are to be in accordance with Section A2 of the Tweed Shire Development Control Plan and Council's Driveway Design Specification.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carports and garages visible from the public street are to: <ul style="list-style-type: none"> i. Be compatible with the building design, including roofs; and ii. Be treated with materials and colours and windows which ensure the garage or carport is less visibly intrusive to the streetscape. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Car parking entries are encouraged to be located off secondary streets and laneways where these occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tweed Development Control Plan A1 Compliance Checklist

Vehicular movement, driveways and parking areas are to be designed to minimise dimensions, to reduce hard surfaces on the lot, and increase the area available for landscaping. Permeable driveway surface treatments are encouraged.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allotments less than 450 sqm and with a street frontage less than 10 metres are encouraged to provide rear laneway access to garages. Garages to the primary street frontage will only be considered where either a single garage is provided or a two storey building form with projecting first floor balcony mitigates the visual impact of the double garage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveways may be located adjacent to the side boundaries only where front fences above 600mm have a 60% openness ratio for the first 2 metres along the boundary adjacent to the driveway to achieve pedestrian and traffic sight lines as set out in AS2890.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Where vehicles would otherwise have to reverse more than 50 metres, where the site is steep, fronts a busy road or is in a high pedestrian area, driveways should be designed so that the vehicles can enter and leave the site in a forward direction.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
In stacked dual occupancy configurations, avoid double garages at the termination of the access handle for the rear allotment to minimise visual impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage doors to a street frontage cannot be more than 50% of the street frontage or 6 metres, whichever is the lesser.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage doors along a laneway may take up greater than 50% of the frontage. Providing a pedestrian access way directly from the laneway to the lot is provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Where a garage entry faces the side boundary, articulation, windows and landscaping are to be provided to the street elevation of the garage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carports cannot be wider than two car spaces width or 6 metres.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A maximum of two carport spaces can be stacked down the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carports must not necessitate an extra driveway additional to the driveway for a garage or other parking structure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The carport must have at least two sides open and cannot be fitted with a door, fence or gate.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carports cannot have rooms within the roof.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basement car parking cannot extend more than 1 metre above natural ground level where it faces a public street or public space or 1.5 metres above natural ground level to the side and the rear of the lot where it does not face a public street or public space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A ramp entering off a public street must start behind the boundary. Ramps cannot be located on public land and the width of ramps is to be minimised.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basement car parking is not to extend outside the building footprint.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS/JUSTIFICATIONS

Tweed Development Control Plan A1 Compliance Checklist

Ancillary Development

This section applies if you are proposing any of the following:

- A fence;
- Outbuildings such as storage sheds, workshops and garden sheds;
- Swimming Pool and/or Spa.

*If your proposal include **fences and/or walls on Greenbank Island**, please refer to Section A1 Part A, 6.1 of the Tweed DCP 2008.*

*If your proposal include a **Tennis Court**, please refer to Section A1 Part A, 6.1 of the Tweed DCP 2008.*

Fences and Walls

CONTROLS	COMPLIANCE		
	YES	NO	N/A
Fences and walls are not to impede the natural flow of stormwater runoff.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If located in a bushfire prone area fences and walls are to comply with AS3959 and Planning for Bush Fire Protection 2006, as amended from time to time.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fencing is not to obstruct water meter reading access.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Front & Return Fences

CONTROLS	COMPLIANCE		
	YES	NO	N/A
Front and return fences are to reflect the design character of the dwelling and be compatible with other fences and walls within the streetscape.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Return fences (the side fence between the front boundary and front elevation of the house) are to be the same height and design as front fences.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front and return fences to a primary or secondary street frontage can be up to maximum height of 1.5 metres high with a maximum solid fence height of 600mm. Above the solid wall the fence is to have a minimum openness ratio of 60%. These height may be varied where topography necessitates a retaining wall as demonstrated on a site analysis.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front or return fences must not be timber paling or colourbond, except were integrated into a design theme that is consistent with the character of the dwelling and streetscape and incorporates appropriate articulation to allow for landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The carport must have at least two sides open and cannot be fitted with a door, fence or gate.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front fences are not to obscure a 2.0 metre x 2.0 metre splay when adjacent to a driveway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tweed Development Control Plan A1 Compliance Checklist

Front and return fences may be solid up to 1.8 metre if:			
i. Located on an arterial road or opposite an intersection where head lights shine into a dwelling; or			
ii. Where a swimming pool is located forward of the front building line; or			
iii. Where the allotment is oriented to the north, providing the most suitable location for private open space and external living areas; and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
– Are justified by a site analysis;			
– Include articulation and landscaping to the street(s);			
– Must not be a solid unbroken wall and the solid component cannot be more than 50% of the street frontage; and			
– Must not be colourbond or timber paling.			

Side Fences

CONTROLS	COMPLIANCE		
	YES	NO	N/A
Side fences are measured from behind the required building line to the rear boundary. The maximum side or rear fence height is 2.0 metres.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
May include timber paling, metal or Colourbond material. If metal must be of low reflective material.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chain wire fences, except to tennis courts, are not to exceed 1.2 metres in height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On corner allotments, fence and wall treatments on the secondary street frontage are to be of equal design quality and material as the primary street frontage for the length of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Outbuildings

CONTROLS	COMPLIANCE		
	YES	NO	N/A
Outbuildings are to be single storey, except when located on either rural or agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deep soil areas cannot be used for the siting of an outbuilding.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
An outbuilding may include a toilet, wash basin and/or shower but may not be used as a dwelling and may not contain a kitchen.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The total area for outbuildings on a site (including carport) is:			
i. 50m ² for lots up to 450m ² ;			
ii. 60m ² for lots greater than 450m ² and up to 900m ² ;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. 100m ² for lots greater than 900m ² ;			
These size restrictions do not apply on non-urban zoned land or rural living (large lot residential) land.			
Outbuildings are to have a maximum overall building height of 3.5 metres for a flat roof and 4.8 metres for a pitched roof. This control does not apply to land with either a rural living (large lot residential) or agricultural zoning.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outbuildings must be located a minimum of 1 metre behind the front building alignment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The design and materials are to be compatible with those of the dwelling house. Reflective and high glare surface finishes are to be avoided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tweed Development Control Plan A1 Compliance Checklist

Please provide setbacks for the outbuilding to the property boundaries in the table below:

Setback	Metres or mm	Setback	Metres or mm
North	<input type="text"/>	South	<input type="text"/>
East	<input type="text"/>	West	<input type="text"/>

NOTE! Setbacks are in place to provide space between boundaries to limit amenity impacts.

Swimming Pools & Spas

CONTROLS	COMPLIANCE		
	YES	NO	N/A
The outer edge of the pool concourse or coping shall setback a minimum of 1 metre from the side or rear boundaries.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swimming pools and spas must be surrounded with a child resistant barrier in accordance with the provisions of the Swimming Pools Act and the requirements of Australia Standard 1926.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swimming pools and spas are to have a suitable means for drainage and disposal of overflow water.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Filters and pumps are to be enclosed and located in a position so as not to cause a noise nuisance to adjoining properties and habitable rooms.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequate deep soil zone is to be retained.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pools may be located between the front building line and the street where it can be demonstrated through a site analysis plan that: <ol style="list-style-type: none"> i. This is the best solar orientation for the pool, and associated external living areas; ii. That the impact on habitable rooms of the adjoining and opposite properties is minimised; and iii. Fencing to the street is not timber paling or colourbond and incorporates a mix of materials, articulation and landscaping. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS/JUSTIFICATIONS