

DCP COMPLIANCE TABLE

INTENSIVE PLANT AGRICULTURE (HORTICULTURE) AND ANCILLARY GREENHOUSE AND CLEAN ROOM

**336 BLACK CAMP ROAD, GLEN MARTIN
NSW, 2321
(Lot: 200/DP: 1256029)**

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Section	Requirement	Proposed	Complies
Part A Administration			
A.4 Notification and advertising of applications	<p>The following types of Development Applications are required to be notified by mail:</p> <ul style="list-style-type: none"> • Applications for subdivisions • Boundary adjustments • Tourist Developments • New Commercial Developments • Industrial • Development within a nominated Heritage Conservation Area or Listed Heritage Item. • Medium Density Development • Dual Occupancy • Farm Gate Sales • Applications that do not meet Council's setback requirements • Applications that are considered to be of public interest 	<p>The proposed development is considered in the public interest, accordingly, the proposed development is likely to be notified in accordance with Sections 4.4 and 4.5.</p>	Yes

Part C			
C2. Development in Rural Residential Zones			
<i>The site is not classified as a rural residential zone, thus the controls of this Chapter do not apply to the proposed development</i>			
C3. Building Line Setbacks			
2.3.1 Land zoned RU1 Primary Production and E3 Environmental Management	<p>The minimum setback from the front property boundary shall be:</p> <p>140m from a main road; and</p> <p>50m from any other public road</p>	<p>The proposed greenhouses are located approx. 100m from Goldmine Road. The proposed shed extension in which the clean room will be installed is located 132m from the nearest road boundary. (Goldmine Road is not identified as a main road by this DCP)</p> <p>The location proposed aims to minimise vegetation and earthworks responding to the change in levels across the site.</p> <p>The proposed greenhouse location also seeks to cluster the greenhouse structures with the existing and proposed agricultural sheds, allowing for sustainable and efficient use of the resources and infrastructure installed for services, septic management and stormwater management.</p>	Yes
2.4.1 Side and rear boundaries for land zoned RU1 Primary Production	<p>On land zoned RU1, the minimum setback from side and rear boundaries shall be:</p> <p>50m for lots with an area of more than 60 ha; or</p> <p>40m for lots with an area of more than 30 ha but less than 60 ha; or</p>	<p>The location of the proposed development does not exceed these controls.</p>	Yes

and E3 Environmental Management	30m for lot with an area of less than 30 ha		
2.5 Variation to building lines	<p>Where building lines cannot be achieved on existing lots created prior to the adoption of this DCP an applicant may apply for a Policy variation.</p> <p>Variations to building line setbacks will only be considered under the following circumstances:</p> <p>a) Where it is physically not possible to meet the setback requirements due to topography, physical constraint or the actual dimensions of the allotment; and/or</p> <p>b) In the RU1 and E3 zones, where the width of an allotment is less than 200 metres and it is unreasonable to apply the standard building line setbacks, the minimum setback to a side or rear boundary is to be not less than 25% of the width of the allotment</p> <p>c) Where an existing lawful building is already located in a position that is less than the minimum setback required, alterations or additions to that building may adopt the existing building line setbacks.</p> <p>d) Front setbacks to road boundaries may be reduced only where physical constraints exist, or where it is demonstrated to the satisfaction of</p>	The development proposal seeks a variation to the front boundary offset (Goldmine Road). The site has been carefully considered against the environmental and topographical constraints.	Yes

	Council that there are compelling justification otherwise.		
C4 – Erection of farm buildings and outbuilding/sheds <i>The proposed structures are greenhouses of clear plastic and netted finish, the controls for farm buildings and outbuildings does not apply to the development.</i>			
C5 - Bushfire			
Bushfire	Section 4.14 of the EP&A Act prevents Council from granting approval for any development in a bushfire prone area unless the proposal complies with Planning for Bushfire Protection 2006 or the Commissioner of the NSW Rural Fire Service (RFS) has been consulted on any non-compliance.	<p>The site is identified as bushfire prone land. – vegetation buffer. The requirements of Planning for Bushfire Protection 2019 do not apply to the proposed development.</p> <p>It is considered that the proposed development can safely minimise risk to life as a result of a fire.</p>	Yes
C16 – Biodiversity <i>The proposed development does not require vegetation removal. The area of impact is not identified as being mapped with biodiversity values through the Biodiversity Values Map and Threshold Tool.</i>			
C23 – On-site sewage management			
23.3.1 Unsewered Allotments to be Provided with an Onsite Sewage	Development consent will not be granted by Council unless adequate arrangements have been made for the disposal and management of sewage.	The proposed development does not require the provision on-site sewage management.	Yes

Management System			
23.3.2 The development assessment framework	The DAF sets out the required levels of investigation, acceptable solutions (deemed to satisfy) and minimum standards for sewage management in unsewered areas	The proposed development does not require the provision on-site sewage management.	Yes
C24 – Site waste minimisation and management			
24.10 Site waste minimisation and management plans	A SWMMP must be submitted for all types of development including demolition, construction and ongoing use of the site/premises	A SWMMP is contained in APPENDIX 10 .	Yes