

APPENDIX 2 – DCP COMPLIANCE TABLE

**CONSTRUCTION OF NEW DWELLING &
PROPOSED CHANGE OF USE (EXISTING
DWELLING TO TOURIST STAY) (FARM STAY
ACCOMMODATION) & PROPOSED CHANGE
OF USE (EXISTING SHED TO TOURIST
STAY) (FARM STAY ACCOMMODATION)**

**310 Pine Brush Road, Glen Martin,
NSW, 2321
(LOT: 31, DP: 733190)**

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Section	Requirement	Proposed	Complies
Part B – Exempt and Complying Development			
	This Part relates to exempt and complying development. The proposed development does not meet the development standards for complying development under <i>Division 2, Clause 1.19 Land on which complying development may not be carried out, (1) (j) unsewered land (ii) in any other drinking water catchment identified in any other environmental planning instrument.</i>	This Part relates to exempt and complying development. The proposed development does not meet the development standards for complying development under Clause 3.A2 (2) SEPP (Exempt and Complying Development Codes) 2008.	N/A
C1 – Residential Development			
1.2 Building Height Plain	For single dwelling houses the building height plan will be applied only in relation to western and southern boundaries or those boundaries which face nearest to east and north.	The height of the proposed dwelling is 5.16m as shown on the architectural plans measured from the natural ground level. This height and scale is consistent with adjoining lands.	Yes
1.3 Setbacks	Building line setbacks vary depending on the property location, solar access requirements and Council set back requirements. For further information please refer to Section 5 – Building line setbacks, of this DCP.	The proposed development and existing structures comply with the relevant building line setbacks for land zoned RU1 Primary Production. Due to the large lot characteristics and substantial setbacks proposed, the development will not impact upon existing levels of solar access currently achieved by neighbouring properties.	Yes

Section	Requirement	Proposed	Complies
1.4 Water Supply	Where the land is serviced by Council's reticulated water supply the development shall be connected to the service at the applicant's expense. Where the land is not serviced by a reticulated water supply the development is to be provided with a minimum of 20,000 litres of stored water. If the development is on rural land the development is to be proved with an additional 22,500 litres of stored water in a non-combustible tank fitted with a 65mm storz coupling for fire fighting purposes. All residential developments are subject to BASIX requirements which may require additional water storage.	Potable water will be supplied via the proposed rainwater tanks are proposed for the site.	Yes
1.5 Sewage	Where the land is not serviced by reticulated sewer, the development is to be serviced by an approved onsite sewerage management facility. Council's Department of Environmental Services should be contacted regarding on-site effluent disposal requirements. Applications for sewerage management facilities must be lodged prior to or in conjunction with residential development applications.	Hunter Water have advised that there is no reticulated sewer available for connection. As such a OSSMS application will be lodged in accordance with the DSC OSSM Policy and DAF.	Yes

Section	Requirement	Proposed	Complies
1.6 Property Access	Access to residential properties is to also include a vehicular footpath crossing between the edge of bitumen and property boundary (with pavement thickness minimum 150mm and bitumen sealed 3m wide including turnouts).	Access to the site will be via a right of carriageway which links to Pine Brush Road towards the south. A plan of the right of carriageway over track in use within Lot 82 DP748568 and Lot 26 DP661546 has been submitted to the Land Registry Services (LRS), and a copy of the lodgement details are contained as Appendix 12 .	Yes
1.7 Property Identification	Rural properties are required to ensure that satisfactory arrangements have been made with Council for the supply and erection of a property identification number in accordance with Council's Rural Addressing Program.	The site has an existing property identification number.	Yes
1.8 Energy Efficiency	Energy efficient buildings should be designed to maximise the solar access of the property. Buildings should have living areas facing north and bedrooms facing south, provide cross flow ventilation in all directions by placing windows in suitable locations, concrete slabs placed directly on the ground and internal masonry walls with direct sunlight provide thermal mass for heating qualities.	A BASIX Certificate is contained as Appendix 14 .	Yes
1.9 Building Compliance	All building work is to meet compliance with the Building Code of Australia, and the associated standards adopted by the BCA.	The new dwelling will be constructed in accordance with the Building Code of Australia. A Building Certificate will be lodged to Dungog Council for assessment concurrently for the internal fit out works within the existing shed structure. This	Yes

Section	Requirement	Proposed	Complies
		application is supported by Structural Certification contained as Appendix 11 along with a BCA Assessment contained as Appendix 9 . BCA compliance will be achieved.	
1.10 Bushfire Prone land	In the event that is identified as being bush fire prone the development must meet the requirements of Planning for Bush Fire Protection.	A BAR is included in this report as Appendix 8 .	Yes
C3 – Building Line Setbacks			
2.3.1 Land Zoned RU1 Primary Production and E3 Environmental Management	On land zoned RU1 and E3, the minimum setback from the front property boundary shall be:- 1) 140m from a main road; and 2) 50m from any other public road.	The proposed dwelling will be setback in excess of 140m from the front property boundary.	Yes
2.4.1 Land zoned RU1 Primary Production and E3 Environmental Management	On land zoned RU1, the minimum setback from side and rear boundaries shall be: 1) 50 m for lots with an area of more than 60 ha; or 2) 40m for lots with an area of more than 30 ha but less than 60 ha; or 3) 30m for lots with an area of less than 30 ha.	The proposed development will be setback in excess of 40m from each side boundary.	Yes
C5 – Bushfire			

Section	Requirement	Proposed	Complies
	Under the new provisions, applications for development on bushfire prone land must be accompanied by a Bush Fire Assessment Report demonstrating compliance with the aims and objectives of Planning for Bushfire Protection 2006, as well as the specific performance criteria for the land use proposed.	A BAR is included in this report as Appendix 8 .	Yes
C11 – Tourist Development			
	This plan, which may be cited as "Dungog Development Control Plan No. 1" – Tourist Development, constitutes a development control plan as provided for by Section 72 of the Environmental Planning and Assessment Act, 1979.	<p>The proposed development seeks approval for Tourist and Visitor Accommodation (farm stay accommodation).</p> <p>Farm stay accommodation means accommodation for the temporary or short-term stay of people away from their normal place of domicile, within an existing farm house, or existing farm buildings, associated with a working farm.</p> <p>The proposed development does not involve construction of a bed and breakfast accommodation, holiday cabins, Eco-tourism facilities therefore it is understood further assessment of this chapter is not required.</p>	Yes
	Tourist Development on Bush Fire Prone land is considered to be a Special Protection Purpose and will require an assessment to be provided by the applicant of how the development will meet	The site is identified as bushfire prone land. A BAR is included in this report as Appendix 8 .	Yes

Section	Requirement	Proposed	Complies
	<p>compliance with Planning for Bushfire Protection. The development will be considered to be Integrated Development under Section 91 of the Environmental Planning and Assessment Act 1979 and will require referral to the New South Wales Rural Fire Service.</p>		
C18 – Water Efficiency			
18.4.2 Rainwater Tanks	Commercial and industrial buildings shall install rainwater tanks that have a minimum capacity of 1,000 litres for every 10m ² in ground floor area. It is recommended that the rainwater tanks be internally plumbed	This development is not commercial or industrial.	N/A
18.4.3 Hardstand	All commercial and industrial properties shall conform to hardstand limits of a maximum of 65% of the lot area and 40% of the front setback area.	This development is not commercial or industrial.	N/A
18.4.4 Onsite Detention	<p>All developments are to conform to on-site detention (OSD) requirements where a minimum of 15% of the rainwater tanks are to be airspace capacity to allow for OSD.</p> <p>Commercial and industrial developments shall be designed in accordance with Council requirements, which will be established on a case by case basis, by an appropriately qualified person.</p>	The applicant shall install a rainwater tank of 10,000 litres on the site, installed to Council requirement.	Yes
C.20 Off-street Parking			

Section	Requirement	Proposed	Complies
Schedule 1 Car Parking Rates	A residential dwelling house requires 1 space per dwelling. At least 1 space per dwelling to be undercover.	A double garage will provide suitable parking arrangements for the new dwelling at the site. The development is located on rural land and will be operated by the landowners. No parking spaces are identified on the Site Plan for the proposed farm stay accommodation.	Yes
7. Landscaping	A minimum of 10% of the total area of the carpark shall be appropriately landscaped.	No carpark is proposed for this development.	N/A
C.23 Onsite Sewerage Management			
	Development consent will not be granted by Council unless adequate arrangements have been made for the disposal and management of sewage. Developments without access to the reticulated sewer of the local water and sewer authority must demonstrate that the proposal for the disposal and management of sewage is adequate and sustainable and how it satisfactorily addresses the Dungog Shire On-site Sewage Management Policy. The Policy incorporates technical tools including the Development Assessment Framework (DAF) and Technical Manual for On-site Sewage Management Systems.	The subject site is not serviced by Hunter Water, with no reticulated sewer available for connection. An application will be lodged promptly for an onsite septic management system under the Local Government Act to service the new proposed dwelling. The existing septic system will continue to manage the proposed farm stay accommodation buildings.	Yes
C.24 Site Waste Minimisation and Management			

Section	Requirement	Proposed	Complies
	Site waste and minimisation and management aims to facilitate sustainable waste management within the Local Government Area in a manner consistent with the principles of ESD.	A Site Waste Minimisation and Management Plan has been prepared for the development and is contained by this SoEE as Appendix 13 .	Yes