

# **DCP COMPLIANCE TABLE**

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- **SUBDIVISION (ONE INTO FIVE LOTS)  
COMPRISING FIVE LARGE LOT RESIDENTIAL  
LOTS (INCUDING ONE EXISTING DWELLING  
AND FOUR BUILDING ENVELOPES)**
  - **CONSTRUCTION OF PUBLIC ROAD AND  
WATER MAIN CROSSING**
  - **FILLING OF EXISTING FARM DAM**

**AT 309 CHICHESTER DAM ROAD, BENDOLBA, NSW,  
2420 (LOT 42, DP 585862) & 315 CHICHESTER DAM  
ROAD, BENDOLBA NSW 2420**

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Section	Requirement	Proposed	Complies
<b>Part A – Administration</b>			
	This Part relates to development application requirements.	The proposed development application will be submitted to Council consistent with those requirements.	Yes
<b>Part B – Exempt and Complying Development</b>			
	This Part relates to exempt and complying development.	The proposed development does not meet the development standards for complying development.	N/A
<b>C2 – Development in Rural Residential Zones</b>			
<b>1.2 Building Height Plane</b>	Building height planes in residential zones shall comply with an envelope that extends vertically from natural ground level at 1.8m and projected from that point 45 degrees to the centre of the lot, the height plane at any point inside the envelope shall not exceed 9m above the natural ground level.	No buildings are proposed by the development.	Yes
<b>1.3 Setbacks</b>	As the site is zoned R5, the required setbacks for the development are as follows: • Front setback: 70m from a main road, 30m from any other public road, 15m from new roads within the subdivision.	The proposed subdivision layout and lot dimensions facilitates the placement of building envelopes in order to achieve compliant building line setbacks for any future dwelling on Lots 101, 103, 104, 105.	Yes

Section	Requirement	Proposed	Complies
	<p>•On land zoned R5, side setbacks are required as following;</p> <ul style="list-style-type: none"> <li>- 30m from unclassified road</li> <li>- 10m from property boundaries</li> </ul> <p>On land zoned R5 or E4, the minimum setback from side and rear boundaries shall be 10 metres.</p>		
<b>1.4 Water Supply</b>	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.	<p>The subject site is not serviced by Hunter Water, as such the existing dwellings rely on collection and storage of water for domestic supply.</p> <p>The proposed lots will rely on rainwater tanks for potable water supply. No connection to reticulated water is proposed by this application.</p>	Yes
<b>1.5 Sewerage</b>	<p>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.</p>	<p>The subject site is not serviced by Hunter Water. A Wastewater Management Report is provided within <b>Appendix 11</b>. In summary, each of the proposed allotments have a minimum 4000m<sup>2</sup> of usable land for effluent dispersal. The usable land areas meet the setbacks identified within Table 6 – 8 of the 'Dungog Council Onsite Sewage DAF 2015'. As such a cumulative impact assessment is not required for the subject proposal.</p>	Yes
<b>1.6 Property Access</b>	Access to residential properties is to also include a vehicular footpath crossing between	No additional property access points will be required to be installed to service the proposed subdivision.	Yes

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	the edge of bitumen and property boundary (with pavement thickness minimum 150mm and bitumen sealed 3m wide including turnouts).		
<b>1.7 Property Identification</b>	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.	Application for new rural address numbering can be made prior to SC as required.	N/A
<b>1.8 Energy Efficiency</b>	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.	These controls apply to residential building works.	N/A
<b>1.9 Building Compliance</b>	All building work is to meet compliance with the Building Code of Australia, and the associated standards adopted by the BCA.	This control applies to building works.	Yes
<b>1.10 Bushfire Prone Land</b>	In the event that is identified as being bush fire prone the development must meet the requirements of Planning for Bush Fire Protection.	A Bushfire Assessment Report has been prepared and is provided here as <b>Appendix 7</b> .	Yes

Section	Requirement	Proposed	Complies
		The BAR identifies that future dwellings on the newly created lots can be sited to result in a Bushfire Attack Level (BAL)-29 or less.	