

APPENDIX 2 – DCP COMPLIANCE TABLE

**CHANGE OF USE SHED TO SECONDARY
DWELLING**

75 QUEEN STREET CLARENCE TOWN NSW 2321

(LOT: 123, DP: 708082)

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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 secondary dwelling is 3.0m 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 secondary dwelling complies with the relevant building line setbacks for land zoned R1 General Residential. The building line setback for the proposed development is 11.5m from the rear boundary as outlined in attached site plan.	Yes
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	The site is serviced and connected to reticulated water as per Hunter Water stamped plan's attached in APPENDIX 5.	Yes

Section	Requirement	Proposed	Complies
	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.		
1.5 Sewage	Where that land is serviced by Council's reticulated sewer, the development is to be connected to the service at the applicant's expense. Note headworks and water demand charges may apply.	The site is serviced and connected to reticulated water as per Hunter Water stamped plan's attached in APPENDIX 5 .	Yes
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 remain in place via Queen Street.	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 11 .	Yes

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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.	A Building Certificate will be lodged to Dungog Council for assessment concurrently for the internal fit out works within the existing shed structure. This application is supported by Structural Certification contained as Appendix 10 along with a BCA Assessment contained as Appendix 8 . BCA compliance will be achieved.	Yes
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.	The site is not identified as bushfire prone.	Yes
C3 – Building Line Setbacks			
2.3.3 Land Zoned R1 General Residential or RU5 Village	On land zoned R1 or RU5, the minimum setback from the front property boundary shall be:- 1) 6m for a single storey dwelling and 7.6m for a two storey dwelling; and 2) 3m from the side road property boundary on corner allotments.	The proposed dwelling will be setback in excess of 6m from the front property boundary.	Yes
2.4.3 Land Zoned R1 General Residential or RU5 Village	On land zoned R1 or RU5, the minimum setback from side and rear boundaries shall be:- 1) 900mm for a single storey dwelling; and 2) 1500mm for a 2 storey dwelling.	The proposed secondary dwelling will have a setback in excess of 900m from the side and rear boundaries.	Yes

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C15 – Contaminated Land			
C15 – Contaminated Land	Council shall ensure that all development in Dungog Shire is carried out having regard to the requirements of the Dungog Shire Council Contaminated Land Policy, along with all supporting guides and documents that may from time to time exist to guide the management of contaminated land.	The site is not identified as a potential source of contamination. The proposed development application does no include physical works.	N/A
C16 – Biodiversity			
C16 – Biodiversity	<p>The principal objectives of this Plan are to:</p> <ul style="list-style-type: none"> • protect and preserve native vegetation and biodiversity in the Dungog Council area • retain native vegetation in parcels of a size and configuration which will enable the existing plant and animal communities to survive in the long term • protect and enhance habitat for threatened species, populations, and ecological communities • maintain and enhance corridors for fauna and flora. 	The subject site does not contain biodiversity values as per the Biodiversity Values Map. Vegetation removal does not form part of this development application.	N/A
C17 – Heritage			
C17 - Heritage	When determining an application for development of a heritage item or in a heritage conservation area that will involve the construction of a building an applicant should supply, in addition to information required to	A search of the Aboriginal Heritage Information Services (AHIMS) database (28 August 2022) did not identify the subject site (with a buffer area of 50m) as containing any Aboriginal sites or places as shown in	Yes

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	be supplied with all development applications, photographs and/or elevations and a completed building assessment form that will enable the consent authority to assess how a proposed development will relate visually to buildings already on the land subject to a development application and on land in the vicinity of the development.	Appendix 6. The site is also not identified within Schedule 5 of the LEP as containing any items or places of heritage significance.	
C18 – Water Efficiency			
18.4.1 Water Usage	<ul style="list-style-type: none"> • Dual flush toilets must be installed. • New or replacement bathroom or kitchen taps, showerheads, toilet cisterns are • minimum AAA rated. • AAA rated fixtures to achieve: • Shower Heads – 9 litres or less per minute; • Basins – 6 litres or less per minute; and • Kitchen Sinks – 9 litres or less per minute. 	Noted, please refer to BCA report attached in APPENDIX 8.	
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

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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
C.20 Off-street Parking			
Schedule 1 Car Parking Rates	A residential dwelling house requires 1 space per dwelling. At least 1 space per dwelling to be undercover.	<p>The proposed development does not include provisions for undercover parking, parking for two vehicles in a tandem is able to be provided on the eastern side of the residence, on the gravel driveway access.</p> <p>It is noted the Housing SEPP 2021 does not require any additional parking for a secondary dwelling. The proposal is therefore considered to be consistent with the minimum parking requirements for the principle dwelling.</p> <p>Parking arrangements are considered suitable to cater for the primary residence.</p>	Variation
C.23 Onsite Sewerage Management			
C.23 Onsite Sewerage Management	<p>Development consent will not be granted by Council unless adequate arrangements have been made for the disposal and management of sewage.</p> <p>Developments without access to the reticulated sewer of the local water and sewer authority must demonstrate that the proposal for the disposal and</p>	As per attached Hunter Water stamped plans reticulated water and sewer is available to the site.	Yes

Section	Requirement	Proposed	Complies
	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.		
C.24 Site Waste Minimisation and Management			
	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 SEE.	Yes