

DCP COMPLIANCE TABLE

**TORRENS TITLE SUBDIVISION (ONE
INTO TWO LOTS)**

**69 PRINCE STREET, CLARENCE TOWN,
NSW, 2321
(LOT 19, SECTION 23, DP 758250)**

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PP Reference		J004008		
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Document Versions and Control				
DCP Compliance Table, 69 Prince Street, Clarence Town, NSW, 2321				
Version	Date	PP ref	Author	Reviewed by
1	28/09/2023	DCP – 69 Prince Street, Clarence Town, NSW, 2321	MJB	CLIENT
2	14/11/2023	DCP – 69 Prince Street, Clarence Town, NSW, 2321	GJ	ED
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Section	Requirement	Proposed	Complies
Part A – Administration			
	This Part relates to development application requirements	The proposed development application will be submitted to Council consistent with those requirements.	Yes
Part B – Exempt and Complying Development			
	This Part relates to exempt and complying development.	The proposed development does not meet the development standards for exempt or complying development.	N/A
C1 – Residential Development			
1.2 Building Height Plane	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. The existing dwelling on site is presumed to be compliant with this control.	N/A
1.3 Setbacks	As the site is zoned R1, the required setbacks for the development are as follows: 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 setbacks of the existing dwelling are assumed to comply with the setback requirements of 6m. The proposed building envelope for Lot 191 as shown in proposed subdivision plan (APPENDIX 6) provides sufficient area such that future development can also achieve compliance with these setbacks.	Yes

Section	Requirement	Proposed	Complies
1.4 Water Supply	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.	The subject site is serviced by reticulated water supply. The proposed subdivision will result in the extension of these services to service proposed Lot 191. The proposed subdivision of the site does not propose the inclusion of water storage at this stage however may be included during future residential development.	Yes
1.5 Sewerage	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.	The subject site is serviced by Hunter Water reticulated sewer. The proposed subdivision will result in the extension of these services to service proposed Lot 191.	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).	Existing driveway crossover from Prince Street currently services the dwelling on site. This access will be retained for proposed Lot 192. Additional access is required to service proposed Lot 191 in accordance with engineering documentation (APPENDIX 7). It is noted an application for driveway access (Section 138) will be submitted to Council once the DA approval is received to formalise access to Lot 191.	Yes

Section	Requirement	Proposed	Complies
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 is not identified within rural zoning however as a result of the proposed subdivision, new address numbering will be obtained for the property.	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.	These controls apply to residential building works.	N/A
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.	This control applies to building works.	N/A
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 subject site has a small section of bushfire prone land - vegetation buffer in the north-western corner of the site. A bushfire assessment report has been prepared and is provided as ATTACHMENT 11 with referral to RFS to be undertaken in accordance with Section 100B of the Rural Fire Act 1997 for the proposed subdivision.	Yes
1.11 Ancillary	Council may consider an application to construct a studio on rural property where it can be demonstrated that the studio is required by the	These controls apply to ancillary development.	N/A

Section	Requirement	Proposed	Complies
Development (Studios)	owner of the land to carry out a particular activity that cannot be carried out by its nature within the residential house		
1.12 Residential Garages	Within the Residential 2(a) and Village 2(v) zone the enclosed floor area of a detached garage shall be a maximum of 4 bays	These controls apply to residential garages.	N/A
C3 – Building Line Setbacks			
2.3.3 Aims and Objectives	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 setbacks of the existing dwelling are assumed to comply with the front setback requirements of 6m. The proposed building envelope for Lot 191 as shown in proposed subdivision plan (APPENDIX 6) provides sufficient area such that future development can also achieve compliance with these setbacks.	Yes
2.4.3 Side and Rear Setbacks	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 setbacks of the existing dwelling are assumed to comply with side setback requirements. The proposed building envelope for Lot 191 as shown in proposed subdivision plan (APPENDIX 6) provides sufficient area such that future development can also achieve compliance with these setbacks.	Yes
C.5 - Bushfire			
	Development proposals requiring a BSA under section 100B of the Rural Fires Act 1997 are	The subject site has a small section of bushfire prone land - vegetation buffer in the north-western corner of	Yes

Section	Requirement	Proposed	Complies
	classed as “integrated development” and will require referral to the RFS.	the site. A bushfire assessment report has not been prepared due to the minor nature of the affected area however, referral to RFS will be undertaken in accordance with Section 100B of the Rural Fire Act 1997 for the proposed subdivision.	
C.15 – Contaminated Land			
15.4 Control Requirements	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 includes an existing dwelling house and ancillary structures of which Council has not identified as a potential source of contamination. Therefore, the land is considered suitable for the proposed development.	Yes
C.16 Biodiversity <i>The site does not contain any areas of biodiversity value. Additionally, no vegetation removal or disturbance is proposed.</i>			
C.17 Heritage <i>The site is not located within a Heritage Conservation Area and does not contain any heritage items.</i>			
C.20 Off Street Parking <i>The proposed subdivision will not alter the capacity or provision of off-street parking available to the site. Future residential development will address off street parking in accordance with the DCP provisions.</i>			
C.23 Onsite Sewerage Management			
23.3 Requirements	Development consent will not be granted by Council unless adequate arrangements have been made for the disposal and management of sewage.	The subject site is serviced by Hunter Water, with reticulated sewer available for connection. The proposed subdivision will result in the extension of these services to service proposed Lot 191.	Yes

Section	Requirement	Proposed	Complies
C.24 Site Waste Minimisation and Management			
24.14 Construction of Buildings or Structures	The principal aim of managing this activity is to maximise resource recovery and minimise residual waste from construction activities.	No construction or demolition is proposed as part of this application.	N/A