

DCP COMPLIANCE TABLE

**FARM BUILDING WITH FACILITIES AND
EARTHWORKS INCLUDING BUILDING PAD AND
SITE ACCESSES (INCLUDING WATERCOURSE
CROSSING)**

**AT 1620 BINGLEBURRA ROAD, BINGLEBURRA,
NSW, 2311 (LOT 1, DP192207)**

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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 complying development.	N/A
Part C.3 – Building Line Setbacks			
2.3 BUILDING LINE SET BACKS TO FRONT PROPERTY BOUNDARY			
2.3.1 Land Zoned RU1 Primary Production and E3 Environmental Management	<p>On land zoned RU1 and E3, the minimum setback from the front property boundary shall be:-</p> <p>1) 140m from a main road; and</p> <p>2) 50m from any other public road.</p> <p>Note: "Main Road" means a main road within the meaning of the Roads Act, 1993. The Main Roads in Dungog are:-</p> <ul style="list-style-type: none"> • Gresford Road; • Dungog Road; • Clarence Town Road; 	The proposed farm building will present a front setback to Bingleburra Rd (Main Road) of approximately 466m.	Yes

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	<ul style="list-style-type: none"> • Bingleburra Road; • Glendonbrook Road; • Tocal Road; • Stroud Hill Road; and • Chichester Dam Road. 		
2.4 SIDE AND REAR BOUNDARIES (INCLUDING SECONDARY ROAD FRONTAGE)			
2.4.1 Land zoned RU1 Primary Production and E3 Environmental Management	<p>On land zoned RU1, the minimum setback from side and rear boundaries shall be:</p> <p>1) 50 m for lots with an area of more than 60 ha; or</p> <p>2) 40m for lots with an area of more than 30 ha but less than 60 ha; or</p> <p>3) 30m for lots with an area of less than 30 ha.</p>	<p>The proposed farm building will present the following side and rear setbacks:</p> <ul style="list-style-type: none"> • Side (West) – Approximately 480m • Side (East) – Approximately 145m • Rear (North) – Approximately 1090m 	Yes
Part C.4 – Erection of Farm Buildings and Outbuildings – Sheds			
4.3 Development Terms	<p>Farm Buildings</p> <p>“Farm buildings” are defined by Dungog LEP 2014 as structures which are ancillary to an agricultural use of the land on which it is situated and includes hay sheds, stock holding yards, machinery sheds, shearing shed, silo, storage tank, outbuildings or other forms of structures used for storing agriculture machinery, farm produce and supplies.</p>	<p>The proposed development is defined as a farm building, as it will be ancillary to the agricultural use of the site as farm storage and farm hands’ amenities.</p>	Yes

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	<p>These structures are typically large buildings used for commercial purposes requiring a large area to serve a number of different functions as part the agricultural use of the land.</p> <p>“Agriculture” is defined by the LEP and is directly associated with the commercial use of the land for activities including aquaculture, extensive agriculture, intensive livestock agriculture, and intensive plant agriculture. These uses are separately defined in the LEP.</p>		
4.4 Siting and Orientation	<p>1. Farm buildings and outbuildings/sheds should be clustered in one location on the property. Where possible, this should be close to dwellings, but not where this will result in land use conflict.</p> <p>2. Farm buildings and outbuildings/sheds are to be sited and orientated to minimise their visual dominance and impact on the streetscape. In particular:</p> <p>i) Ridgeline or hilltops locations should be avoided.</p> <p>ii) On smaller allotments with limited width the narrow elevation of the building should face the primary street frontage.</p> <p>3. Farm buildings and outbuildings/sheds as well as related driveways, manoeuvring areas</p>	<p>1. The proposed farm building and building pad will enable all proposed and future development to be clustered in one location on the site.</p> <p>2. The proposed development has been designed and located in order to minimise visual dominance and impact, being located below the surrounding ridgelines and being screened from Bingleburra Road by existing native vegetation.</p> <p>3. The proposed development will not require the removal of any vegetation.</p>	Yes

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	<p>and filled areas are to be positioned on the land so as to minimise the removal of any native vegetation.</p> <p>4. Farm Buildings or Outbuildings/sheds on properties which contain or are adjacent to a heritage item will be assessed on merit. Development applications shall be supported by an assessment against clause 5.10 Heritage conservation of the LEP and Part C Chapter 17 Heritage conservation of the DCP.</p> <p>5. Cut and fill for buildings, manoeuvring areas, fill batters and access driveways should be limited to a maximum 2 metres of cut and 1.5 metres of fill. (Figure 1)</p> <p>6. Farm buildings and outbuildings should not be erected on land having a slope in excess of 10%.</p> <p>7. Farm buildings and outbuildings should be set back a minimum of 40 metres away from any watercourse</p>	<p>4. The site does not contain or is adjacent to any heritage items.</p> <p>5. The proposed building pad will have a bench/step down near the middle to reduce the amount of cut and fill required and to retain the appearance of the existing landform.</p> <p>6. The area of the development location does not have a slope of more than 10%.</p> <p>7. The proposed farm building will be set back in excess of 40m from the nearest watercourses.</p>	
4.5 Building Design and Form	<p>1. Roof forms should provide visual relief to the building in order to reduce the building's bulk. Barn style roof forms that are less bulky in appearance are encouraged in rural and environmental protection areas. (Figure 2)</p>	<p>1. The proposed farm building includes a typical rural roof form that is consistent with other existing rural developments in the area.</p> <p>2. Similarly, the building façade incorporates articulation including roller doors, windows,</p>	Yes

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	2. Building facades that can be readily viewed from adjacent roads should be articulated with suitable features such as windows, awnings and verandahs to minimise their visual bulk.	and an open section at the front of the shed, minimising the visual bulk of the building.	
4.6 Size and Height	<p><u>4.6.1 Objectives</u></p> <p>(a) To ensure that the bulk of farm buildings and outbuildings do not visually dominate the streetscape and the landscape.</p> <p>(b) Ensure that the size of farm buildings and outbuildings/sheds is consistent with the intended use and the size of the property.</p> <p>(c) Farm buildings and outbuildings should not be visually prominent or intrude into the skyline.</p> <p><u>4.6.2 Development Principles – Size</u></p> <p>Farm buildings</p> <p>Land within Zone RU1 Primary Production and E3 Environmental Management</p> <p>a) Farm buildings on an allotment of land not exceeding 1.5 hectares should not have an area of more than 150m².</p> <p>b) Farm Buildings on an allotment of land from 1.5 hectares but not exceeding 10 hectares should not have an area of more than 200m².</p>	<p>As the site has an area of over 60ha, farm buildings should not have an area of more than 400m².</p> <p>The proposed farm building will have a compliant area of 232m².</p> <p>The proposed farm building will have a compliant maximum height of 4.62m above ground level.</p>	Yes

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	<p>c) Farm buildings on an allotment of land from 10 hectares but not exceeding 60 hectares should not have an area of more than 300m².</p> <p>d) Farm buildings on an allotment of land from 60 hectares or greater should not have an area of more than 400m².</p> <p>NOTE: Any variation to the maximum allowable area for farm buildings will have to be justified in terms the use of the building and visual impact of the development</p> <p><u>4.6.3 Development principles – Height</u></p> <p>a) Farm Buildings should not be higher than 9 metres above the existing ground level.</p> <p>b) Outbuildings/ sheds should be not higher than 7 metres above the existing ground level.</p>		
4.7 Building Materials, Finishes, and Colours	<p>1. External materials, finishes and colours should complement and harmonise with the surrounding environment and the existing development on the land.</p> <p>2. External materials used in the construction of farm buildings and outbuildings are to be pre-painted and should have non-reflective surfaces.</p> <p>3. In rural and environmental protection zones the walls and roof should be of colours primarily</p>	<p>1. The farm shed will be clad in Colourbond metal cladding in the colour Monument. This will allow the proposed farm building to maintain consistency with existing rural development in the area and will complement the natural environment and rural setting.</p> <p>2. External finish will be painted and not reflective.</p> <p>3. The farm shed will be clad in Colourbond metal cladding in the colour Monument. This will allow</p>	Yes

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	<p>involving non-urban landscape colours (muted greens, browns and greys). Bright/stark colours such as white, cream, black, blue, yellow or red or variations of these are generally not acceptable except as a minor detail colour (e.g. gutters) on a structure.</p> <p>4. Any part of a building below the 1% AEP (1-in-100 year flood level) is to be constructed of flood compatible materials.</p>	<p>the proposed farm building to maintain consistency with existing rural development in the area and will complement the natural environment and rural setting.</p> <p>4. The site is not identified as being flood prone and the development will be completely located above the 1% AEP flood level.</p>	
4.8 Landscaping	<p>1. Screening should be provided around farm buildings and outbuildings/sheds to reduce the bulk of the building and soften the appearance of the building where appropriate from any adjoining dwelling, street or property boundary.</p> <p>2. Plants endemic to the area with suitable fire resistance, heights, coverage and density should be chosen. Landscaping shall consist of a mixture of trees, shrubs and ground cover to minimise the visual impact of the buildings.</p> <p>3. Trees should include species that at maturity have a height above the ridgeline of the proposed buildings.</p>	<p>No landscaping is proposed as part of this development.</p> <p>The development site is suitably screened by existing native vegetation throughout the site and along Bingleburra Road.</p>	N/A
C.5 Bushfire			
Bushfire	Under the new provisions, applications for development on bushfire prone land must be	The site is identified as a bushfire prone land – Vegetation Buffer and Vegetation Categories 1 and	Yes

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	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.	2. A Bushfire Assessment Report (BAR) has been prepared to address this rating (ATTACHMENT 12).	
C.15 Contaminated Land			
15.2 Contaminated Land Application	To ensure protection of community health standards, the protection of the environment and to minimize costs to the community by way of ensuring contaminated land is identified at the earliest possible stage in the development process.	The site does not contain any signs of previous contaminating uses. The site is zoned as RU1 for primary production purposes and is not anticipated to contain any existing contamination.	Yes
C.16 Biodiversity			
The site does not contain any areas of biodiversity value.			
C.17 Heritage			
The site is not located within a Heritage Conservation area and does not contain any heritage items.			
C.18 Water Efficiency			
This section of the DCP does not apply to the proposed development.			
C.20 Off Street Parking			
The proposed development is for a farm building. Off street parking will be provided via the proposed farm building.			

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C.23 On-Site Sewerage Management			
23.3.1 Unsewered Allotments to be Provided with an Onsite Sewage Management System	Development consent will not be granted by Council unless adequate arrangements have been made for the disposal and management of sewage.	The site is not serviced by reticulated sewerage. The proposed farm building includes a bathroom consisting of a toilet, shower, and washbasin. As such, an S68 application will be submitted for an on-site waste management system which will be implemented to support the proposed development.	Yes
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.	This application is supported by a Site Waste Management Plan provided as ATTACHMENT 13 .	Yes