

DCP COMPLIANCE TABLE

**TORRENS TITLE SUBDIVISION (ONE
INTO TWO LOTS), FARM BUILDING AND
WATERCOURSE CROSSING**

**CHICHESTER DAM ROAD, BENDOLBA,
NSW, 2420 (LOT 12, DP 621541)**

| Abbie Barnfield Town Planner PO Box 107 Clarence Town, NSW, 2321 | | Phone: 0499 037 230 Email: abbie@perceptionplanning.com.au | | |
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| Section | Requirement | Proposed | Complies |
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| 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 |
| C2 – 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 to which this clause applies are proposed by the development | N/A |
| 1.3 Setbacks | With regard to proposed Lot 121, zoned R5, the required setbacks for the development are as follows: | Chichester Dam Road is categorised as a main road by this DCP. | Yes |

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| | <ul style="list-style-type: none"> - Front setback: 70m from a main road, 30m from any other public road, 15m from new roads within the subdivision. - On land zoned R5 or E4, the minimum setback from side and rear boundaries shall be 10 metres. <p>With regard to proposed Lot 122, zoned RU1, the required setbacks for the development are as follows:</p> <ul style="list-style-type: none"> • Front setback: 140m from a main road, 50m from any other public road. • On land zoned RU1, side setbacks are required as following; <ul style="list-style-type: none"> • 50m(lots > 60ha) • 40m(lots 30-60 ha) | <p>The proposed R5 lot has an area of 1.74ha and can provide sufficient area such that future development can achieve compliance with these setbacks.</p> <p>The proposed farm building located on proposed Lot 122 has the following setbacks;</p> <ul style="list-style-type: none"> - Front setback from Chichester Dam Rd 141m - Rear setback 113m - Side setbacks of 283m and approx. 300m. <p>As such the proposed farm building complies with this control.</p> | |
| 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 not serviced by Hunter Water, as such any future development would require the collection and storage of water for domestic supply. | 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 | <p>The subject site is not serviced by Hunter Water.</p> <p>The disposal and management of sewage for any future development, the proposed size of the allotments are considered to be sufficient to afford a minimum 4000m² of usable land for effluent dispersal. The usable land area can meet the setbacks identified within Table 6 – 8 of the</p> | Yes |

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| | sewerage management facilities must be lodged prior to or in conjunction with residential development applications. | <p>'Dungog Council Onsite Sewage DAF 2015'. As such a cumulative impact assessment is not required for the subject proposal. Please refer to the Wastewater Management Report supplied as Appendix 8.</p> <p>A septic application for the proposed farm building will be submitted post consent.</p> | |
| 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). | The existing access point from Chichester Dam Road will be utilised for proposed Lot 122 and a new property access point will be created for proposed Lot 121 consistent with this control. | 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. | <p>Existing rural address numbering is in place onsite.</p> <p>Application for new rural address numbering can be made prior to SC as required.</p> | 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. No residential building works are proposed. | N/A |

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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. | No residential building works are proposed. The proposed farm building will be constructed in accordance with the BCA as required. | 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 subject site is mapped as bushfire prone land, as such a Bushfire Assessment Report (BAR) has been prepared and is provided here as (APPENDIX 7) . The BAR identifies that both proposed lots are shown to contain suitable building envelopes, each capable of siting a future dwelling. These building envelopes will not require any vegetation removal. However, the locations of future dwellings are not currently known, and conditions may change in the future, accordingly, a future dwelling house will be subject to a separate BAR. | Yes |
| 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. No residential garages are proposed. | N/A |
| C3 – Building Line Setbacks | | | |

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| 2.4.3 Side and Rear Setbacks | <p>With regard to proposed Lot 121, zoned R5, the required setbacks for the development are as follows:</p> <ul style="list-style-type: none"> - Front setback: 70m from a main road, 30m from any other public road, 15m from new roads within the subdivision. - On land zoned R5 or E4, the minimum setback from side and rear boundaries shall be 10 metres. <p>With regard to proposed Lot 122, zoned RU1, the required setbacks for the development are as follows:</p> <ul style="list-style-type: none"> • Front setback: 140m from a main road, 50m from any other public road. • On land zoned RU1, side setbacks are required as following; <ul style="list-style-type: none"> • 50m(lots > 60ha) • 40m(lots 30-60 ha) | <p>Chichester Dam Road is categorised as a main road by this DCP.</p> <p>The proposed R5 lot has an area of 1.74ha and can provide sufficient area such that future development can achieve compliance with these setbacks.</p> <p>The proposed farm building located on proposed Lot 122 has the following setbacks;</p> <ul style="list-style-type: none"> - Front setback from Chichester Dam Rd 141m - Rear setback 113m - Side setbacks of 283m and approx. 300m. <p>As such the proposed farm building complies with this control.</p> | Yes |
| C.4 - Erection of Farm Buildings and Outbuildings - Sheds | | | |
| 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>The development is proposing one farm building/shed, no dwelling is existing or proposed on the site.</p> | Yes |

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| | <p>2. Farm buildings and outbuildings/sheds are to be sited and oriented to minimise their visual dominance and impact on the streetscape. In particular:</p> <ul style="list-style-type: none"> i. Ridgeline or hilltops location should be avoided. ii. On smaller allotments with limited width the narrow elevation of the building should face the primary street frontage. | The proposed location is not located on a ridgeline or hilltop. | Yes |
| | 3. Farm buildings and outbuildings/sheds as well as related driveways, manoeuvring areas and field areas are to be positioned on the land to minimise the removal of any native vegetation. | The construction of the proposed farm building has been sited such that the removal of native vegetation is not required. | Yes |
| | <p>4. Farm Buildings or Outbuildings/sheds on properties which contain or are adjacent to a heritage item will be assessed on merit.</p> <p>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> | The site does not contain a locally listed heritage item or area. | N/A |

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| | 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. | Minor cut and fill will be required for the levelling of the site in preparation of the slab, however this is understood not to exceed this control due to the relatively flat topography of the site. | Yes |
| | 6. Farm buildings and outbuildings should not be erected on land having a slope in excess of 10%. | The development is understood not to be located on a slope greater than 10%. | Yes |
| | 7. Farm buildings and outbuildings should be set back a minimum of 40 metres away from any watercourse. | The development is located greater than 40m from the watercourse mapped to the north of the proposed shed location. It is understood that referral to NRAR is not required as part of the assessment process. | N/A |
| 4.6 Size and Height | | | |
| Farm buildings - Land within Zone RU1 Primary Production and E3 Environmental Management | | | |
| | a) Farm buildings on allotments of land less than 1.5ha should not have an area of more than 150m ² | The size of the subject site is 40.6ha | N/A |
| | b) Farm buildings on an allotment of land between 1.5ha and 10ha should not have an area of more than 200m ² | The size of the subject site is 40.6ha | N/A |

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| | c) Farm buildings on an allotment of land from 10ha but not exceeding 60ha should not have an area of more than 300m ² | The proposed shed has an area of 216m ² , therefore is compliant with this control. | Yes |
| Height | a) Farm Buildings should not be higher than 9 metres above the existing ground level. | The height of the proposed outbuilding is 5.317m | Yes |
| Building Materials, Finishes and Colours | External materials, finishes, and colours should complement and harmonise with the surrounding environment and the existing development on the land. | The external material of colourbond sheet wall cladding will be consistent with development in the surrounding area. | Yes |
| | External materials used in the construction of farm buildings and outbuildings are to be pre-painted and should have non-reflective surfaces. | The colour of the external material is yet to be selected, however it will be pre-painted and non-reflective. | Yes |
| | In rural and environmental protection zones, the walls and roof should be of colours primary 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. | The colour of the external material is yet to be selected, however it will be consistent with this objective. | Yes |

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| | Any part of a building below the 1% AEP (1-in-100-year flood level) is to be constructed of flood compatible materials. | The subject site is not located within a flood planning area. | Yes |
| Landscaping | 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. | The significant setback of the proposed farm building from Chichester Dam Road is such that it will not be visually dominant within the landscape. Landscaping is not currently proposed. | N/A |
| | 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. | | |
| | Trees should include species that at maturity have a height above the ridgelines of the proposed buildings. | | |
| C5 – Bushfire | | | |
| C.5 | 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. | The proposed lots will have shared access to Chichester Dam Road. A bushfire report has been attached as APPENDIX 7 . Access to the site will also be required to be consistent with the minimum RFS Standard as | Yes |

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| | <p>Section 4.14 of the EP&A Act prevents Council from granting approval for any development in a bushfire prone area unless the proposal complies with Planning for Bushfire Protection 2006 or the Commissioner of the NSW Rural Fire Service (RFS) has been consulted on any non-compliance.</p> <p>Section 100B of the Rural Fires Act 1997 requires that the Commissioner of the RFS issue a Bush Fire Safety Authority (BSA) for residential, rural residential or rural subdivision and special fire protection purpose developments on bushfire prone land.</p> | specified by the document Planning for Bushfire Protection 2019 (PBP 2019). The performance standards to ensure that in the event of a fire a firefighting vehicle can access the development on the site and exit the property safely. | |
| C23 – Onsite Sewage Management | | | |
| 23.3.1 Unsewered Allotments to be Provided with an Onsite Sewage Management System | <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 management of sewage is adequate and sustainable and how it satisfactorily addresses the Dungog Shire On-</p> | <p>The subject site is not serviced by Hunter Water.</p> <p>The disposal and management of sewage for any future development, the proposed size of the allotments are considered to be sufficient to afford a minimum 4000m² of usable land for effluent dispersal. The usable land area can 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. Please refer to the Wastewater Management Report supplied as APPENDIX 8.</p> | Yes |

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| | <p>site Sewage Management Policy. The Policy incorporates technical tools including the</p> <p>Development Assessment Framework (DAF) and Technical Manual for On-site Sewage Management Systems.</p> | A septic application for the proposed farm building will be submitted post consent. | |
| C24. Site Waste Minimisation and Management | | | |
| 24.15.4 Controls/Requirements | A completed Site Waste Minimisation and Management Plan (SWMMP) shall accompany the application. | A site waste minimisation plan has been attached as APPENDIX 12 | Yes |