

DCP COMPLIANCE TABLE

CONSTRUCTION OF TOURIST AND VISITOR ACCOMMODATION (1 CABIN)

**438 BINGLEBURRA ROAD, SUGARLOAF NSW 2420
LOT 102 DP1295450**



Harrison Drewer Strategic and Development Planner PO Box 107 Clarence Town, NSW, 2321		Phone: 0419 682 418 Email: harrison@perceptionplanning.com.au		
PP Reference		J004725		
Prepared for (client)		Melinda Mak & Paul Bradbury		
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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
C2 – Development in Rural Residential Zones			
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.	The proposed development will not exceed 9m as prescribed by this control.	Yes
1.3 Setbacks	The proposed setbacks for the site are as follows: <ul style="list-style-type: none"> • Front setback: 140m from a main road; and 50m from any other public road • Side and rear setbacks: 50m from side and rear boundaries. 	The road adjoining the site is identified as a local road, being Bingleburra Road. The minimum setback in this zone for roads of this nature is 50m. The proposed development is sited 13.03m from Bingleburra Road. As such, a variation to this control is proposed in relation to front setbacks. In this instance, it is acceptable as it keeps the proposed tourist and visitor accommodation nearby the existing access point and driveway on the site. The proposed location will also benefit from	Variation Proposed

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		<p>vegetation screening along the Bingleburra Road frontage, lessening its visual impacts.</p> <p>With regard to the side setback, the proposed development is set 42.8m from the side setback, which is also non-compliant. As such, a variation is proposed in relation to side setbacks. Existing vegetation in the area, and the general low intensity of land uses on the adjoining lot result in the proposed variation being of minor significance.</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 proposed development does not have reticulated town water supply and as such rainwater tanks will service the proposed cabins.	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 proposed cabins will be serviced by an OSSMS in accordance with Dungog Council Development Assessment Framework and the Deemed to Satisfy Provision. Further, an Onsite Wastewater Report was prepared to support this application, provided at 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	Access to the proposed development will use the existing access from Bingleburra Road.	Yes

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	thickness minimum 150mm and bitumen sealed 3m wide including turnouts).		
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.	It is understood that a property identification number is existing.	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.	BASIX is not applicable in this instance, since the proposed development is not BASIX development.	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.	All building work and specifications will comply with the Building Code of Australia's standards.	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 property is identified as containing bushfire prone land and as such a Bushfire Assessment Report (BAR) has been prepared for the site and proposed development (APPENDIX 4).	Yes
1.11 Ancillary Development	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

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(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	Land zoned RU1 and E3, the minimum setback from the front property boundary shall be - a) 140m from a main road; and b) 50m from any other public road, or c) 15m from new roads within a Rural Lifestyle 1(l) or Rural Enterprise 1(e) zoned subdivision.	The road adjoining the site is identified as a local road, being Bingleburra Road. The minimum setback in this zone for roads of this nature is 50m. The proposed development is sited 13.03m from Bingleburra Road. As such, a variation to this control is proposed in relation to front setbacks. In this instance, it is acceptable as it keeps the proposed tourist and visitor accommodation nearby the existing access point and driveway on the site. The proposed location will also benefit from vegetation screening along the Bingleburra Road frontage, lessening its visual impacts.	Variation Proposed
2.4.3 Side and Rear Setbacks	As the site is zoned RU1, the required side and rear setbacks for the development are as follows: 1) 50m for lots with an area of more than 60ha; or 2) 40m for lots with an area of more than 30ha but less than 60ha; or 3) 30m for lots with an area of less than 30ha.	With regard to the side setback, the proposed development is set 42.8m from the side setback, which is also non-compliant. As such, a variation is proposed in relation to side setbacks. Existing vegetation in the area, and the general low intensity of land uses on the adjoining lot result in the proposed variation being of minor significance.	Variation Proposed

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C.5 Bushfire			
C.5 Bushfire	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 site is identified as Vegetation Categories 1, 2 and Vegetation Buffer for the purposes of bushfire prone land. Further, as the proposed development is tourist and visitor accommodation, the proposal will require referral to the NSW Rural Fire Service (RFS), requesting a bushfire safety authority under s100B of the <i>Rural Fires Act 1997</i> . A Bushfire Assessment Report has been prepared to support the application and is provided at APPENDIX 4 .	Yes
C.11 Tourist Development			
11.3 Holiday Cabins	<i>Holiday cabin means a building, with or without a kitchen, used for the temporary or short-term accommodation of people away from their normal place of domicile.</i>	<p>The proposed development has been characterised as 'tourist and visitor accommodation', with the sub-category of 'serviced apartment'. The most appropriate DCP-level typology is 'holiday cabin'.</p> <p>There will only be one holiday cabin on the site, and the site is 91 hectares. The proposed development will have a GFA of 28m², which complies with this control. Car parking will reside adjacent to the proposed holiday cabin, and the existing access and driveway on the site is considered to be acceptable. There are appropriate separation distances between surrounding land uses and the proposed land use. It is expected that the proposed development will comply with the relevant standards. Effluent management will be pursuant to the</p>	Yes

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		Onsite Wastewater Study at APPENDIX 5 . No vegetation is required to be removed as part of this application.	
C.16 Biodiversity			
C.16 Biodiversity	The purpose of the Biodiversity Conservation Act 2016 (BC Act) is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.	As there is no vegetation sought to be removed and no mapped 'Biodiversity Values' within the proposed development footprint, the proposed development would not exceed the biodiversity offsets scheme threshold in regard to Section 7.2(b) of the BC Act. Therefore, the proposal requires no further assessment with regard to the Biodiversity Conservation Act.	Yes
C.18 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: <ul style="list-style-type: none"> - Shower Heads – 9 litres or less per minute; - Basins – 6 litres or less per minute; and - Kitchen Sinks – 9 litres or less per minute. 	The proposed cabins will achieve consistency with the aims of the water efficiency section of the DCP. The design aims to reduce excess water use and greenhouse gas emissions by being fitted with appropriate water saving devices such as dual flush toilets.	Yes
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	The proposed development is not a commercial or industrial building.	N/A

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	is recommended that the rainwater tanks be internally plumbed		
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.	The proposed development is not a commercial or industrial building.	N/A
18.4.4 On-Site Detention	All developments are to conform to on-site detention (OSD) requirements where a minimum of 15% of the rainwater tanks are to be airspace capacity to allow for OSD. Commercial and industrial developments shall be designed in accordance with Council requirements, which will be established on a case by case basis, by an appropriately qualified person.	The proposed development does not have reticulated town water supply and as such rainwater tanks will service the proposed tourist and visitor accommodation.	Yes
C.20 Off Street Parking			
C.20 Off Street Parking	Tourist Motel, Cabin or Tourist accommodation. <ul style="list-style-type: none"> • 1 space per unit • Plus 1 space for the manager • Plus 1 space per every 2 employees • If a public restaurant is included or a function room then 1 space per 3 seats. 	The proposed development provides 1 undercover carpark space per unit, with additional open space able to be used if required. The proposed carpark spaces will comply with all relevant Australian Standards and the Dungog DCP. The carparking spaces are located appropriately adjacent to the building with access to the entry deck of the building nearby.	Yes
C.22 Signage			
C.22 Signage	Development consent for an advertisement and /or advertising structure will not be granted unless the	No signage is proposed as part of this development.	N/A

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	impact of the advertisement and /or advertising structure is assessed by Council as being acceptable.		
C.23 Onsite Sewerage Management			
23.3 Requirements	<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-site Sewage Management Policy. The Policy incorporates technical tools including the Development Assessment Framework (DAF) and Technical Manual for On-site Sewage Management Systems.</p>	<p>The subject site is not serviced by Hunter Water, with no reticulated sewer available for connection.</p> <p>The disposal and management of sewage for the proposed cabins will be via the installation of an onsite sewerage management system. Further details of this system are provided at APPENDIX 5.</p>	Yes
C.24 Site Waste Minimisation and Management			
24.3.2 Objectives	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.	The proposed development has been designed to be consistent with these principles.	Yes

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	<p>The objectives in pursuit of sustainable waste management include:</p> <p>Waste minimisation</p> <ul style="list-style-type: none"> • To minimise resource requirements and construction waste through reuse and recycling and the efficient selection and use of resources. • To minimise demolition waste by promoting adaptability in building design and focussing upon end of life deconstruction. • To encourage building designs, construction and demolition techniques in general which minimise waste generation. • To maximise reuse and recycling of household waste and industrial/commercial waste. <p>Waste management</p> <ul style="list-style-type: none"> • To assist applicants in planning for sustainable waste management, through the preparation of a site waste minimisation and management plan. • To assist applicants to develop systems for waste management that ensure waste is transported and disposed of in a lawful manner. • To provide guidance in regards to space, storage, amenity and management of waste management facilities. • To ensure waste management systems are compatible with collection services. 	<p>A Waste Management Plan (WMP) has been prepared to support the proposed development and is provided at APPENDIX 7.</p>	

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	<ul style="list-style-type: none"> • To minimise risks associated with waste management at all stages of development 		