

# DCP COMPLIANCE ASSESSMENT

**DEMOLITION OF STRUCTURES, CONSTRUCTION  
OF DWELLING HOUSE (CREATING DUAL  
OCCUPANCY)**

**693 ALISON ROAD, ALISON NSW 2420  
LOT 26 DP6253**



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Section	Requirement	Proposed	Complies
<b>Part A – Administration</b>			
	This Part relates to development application requirements	The proposed development application will be submitted to Council consistent with those requirements.	Yes
<b>Part B – Exempt and Complying Development</b>			
	This Part relates to exempt and complying development.	The proposed development does not meet the development standards for complying development.	N/A
<b>C1. Residential Development</b>			
<b>1.2 Building Height Plane</b>	<p>Council's objectives in this regard are to ensure that a residential development will not significantly:</p> <p>(a) increase the overshadowing of adjoining properties;</p> <p>(b) reduce the level of privacy enjoyed by adjoining properties or;</p> <p>(c) obstruct views from adjacent existing buildings and,</p> <p>(d) that the occupants of the building or buildings will enjoy the optimum use of winter sunlight and summer shade.</p>	While the site does not have a specified maximum building height, the proposed development has considered the surrounding rural landscape to ensure the height of the proposed dwelling is consistent with existing development and to minimise visual impacts on the scenic quality of the area.	Yes
<b>1.3 Setbacks</b>	Building line set backs 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.	Refer to C.3 – Building Line Setbacks below.	Yes

Section	Requirement	Proposed	Complies
<b>1.4 Water Supply</b>	<p>Council encourages the installation of water tanks on existing buildings (please note that any water tanks within 900mm of the property boundary must be non-combustible).</p> <p>Where the land is serviced by Council's reticulated water supply the development shall be connected to the service at the applicant's expense.</p> <p>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.</p> <p>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 firefighting purposes.</p> <p>All residential developments are subject to BASIX requirements which may require additional water storage.</p>	The proposed dwelling will be serviced by a proposed rainwater tank.	Yes
<b>1.5 Sewerage</b>	<p>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.</p> <p>Where the land is not serviced by reticulated sewer, the development is to be serviced by an approved on-site sewerage management facility. Council's Department of Environmental Services</p>	The proposed dwelling will utilise a proposed new wastewater treatment system, details of which are provided at <b>APPENDIX 6</b> .	Yes

Section	Requirement	Proposed	Complies
	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.		
<b>1.6 Property Access</b>	<p>Property access is to be provided in accordance with Council's Engineering requirements.</p> <p>Access to rural properties must comply with the requirements of the latest relevant drawing available from Council. The entrance shall be constructed so as not to impede the flow of water in any table drain.</p> <p>Note: Council's engineering department must be contacted prior to entrance installation to determine the most appropriate point of entry.</p> <p>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).</p> <p>We note that driveway access in the past may not meet the appropriate standards. With all new development, Council will require the existing driveway to meet the current standards.</p>	The proposed development will use an existing access point and driveway off Alison Road, currently in use for the existing dwelling house on the site.	Yes
<b>1.7 Property Identification</b>	Rural properties are required to ensure that satisfactory arrangements have been made with Council for the supply and erection of a property	It is understood that property identification already exists for the site and will be addressed upon the issue of an Occupation Certificate.	Yes

Section	Requirement	Proposed	Complies
	identification number in accordance with Council's Rural Addressing Program.		
<b>1.8 Energy Efficiency</b>	<p>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.</p> <p>Buildings envelopes are required to achieve a 3.5 star energy rating. The building is to be provided with a compliant Hot Water Service that achieves a 3.5 star energy rating.</p> <p>For further information see Section 8 Energy Efficiency in this DCP.</p>	<p>The proposed dwelling will utilise a number of energy efficient systems to meet BASIX requirements and maximise energy efficiency. A BASIX Certificate is attached as <b>APPENDIX 3</b>.</p> <p>The proposed dwelling has been positioned and orientated to maximise cross ventilation and provide adequate natural sunlight and passive temperature control.</p>	Yes
<b>1.9 Building Compliance</b>	All building work is to meet compliance with the Building Code of Australia, and the associated standards adopted by the BCA.	All building work will be constructed in accordance with the BCA. A Building Code Assessment has been provided at <b>APPENDIX 5</b> .	Yes
<b>1.10 Bushfire Prone Land</b>	In the event that is identified as being bush fire prone the development must meet the requirements of Planning for Bush Fire Protection. A Bushfire Assessment must be provided by the applicant that complies with the requirements of Planning for Bushfire Protection.	The subject site is identified as bushfire prone land. A Bushfire Assessment Report has been provided at <b>APPENDIX 4</b> . The report confirms the proposed development meets the relevant requirements.	Yes

Section	Requirement	Proposed	Complies
<b>1.11 Ancillary Development (Studios)</b>	<p>Council may consider an application to construct a studio on rural property where it can be demonstrated that the studio is required by the owner of the land to carry out a particular activity that cannot be carried out by its nature within the residential house. Studios shall not contain a kitchen nor be capable of separate habitation.</p> <p>Studios must be contained wholly within 30m of the external walls of the dwelling house. Studios must be less than 60 square metres and should not contain internal partitions other than those necessary for ablution facilities or demonstrably required for the use of the studio, i.e. photography darkroom. There are only two rooms allowable in the studios. If this cannot be achieved, then studios must be attached to existing dwelling.</p>	No studio is proposed as part of this development.	N/A
<b>1.12 Development in Rural Zones</b>	Development in Rural Zones must address the criteria in Part 4 Rezoning and Development in Rural Zones.	N/A	N/A
<b>1.13 Residential Garages</b>	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 (3m x 7m = 84m <sup>2</sup> ).	No detached garage is proposed.	N/A
<b>C2. Development in Rural Residential Zones</b>			
<b>2.5 Dwelling Design and Siting</b>			

Section	Requirement	Proposed	Complies
<b>Siting Standards</b>	<ul style="list-style-type: none"> <li>Dwellings must not be sited on prominent ridgelines.</li> <li>Dwellings must be designed to suit the natural landform.</li> <li>Cut and fill on steep slopes must be minimised and split level or pole frame dwellings are preferred.</li> <li>The impact on existing vegetation and landscape features must be minimised.</li> <li>On site landscaping must be used to screen the view of dwellings from public places.</li> <li>Access roads and drainage works must respect the topography.</li> <li>Dwellings and on site sewerage disposal areas must comply with set-back requirements.</li> </ul>	<p>The proposed dwelling is not located on a prominent ridgeline or hilltop.</p> <p>The proposed dwelling has been designed to complement the rural setting through the use of appropriate colour selections, building massing, and façade detail and articulation.</p> <p>No existing vegetation will be impacted by the proposed dwelling.</p> <p>No landscaping is proposed as part of this development. It is considered that the surrounding landscape provides suitable visual amenity.</p> <p>The proposed driveway has been designed in accordance with the existing slope of the site.</p> <p>The proposed septic system disposal area will be suitably positioned on the site with compliant setbacks.</p>	Yes
<b>Design Standards</b>	<ul style="list-style-type: none"> <li>The design and height of the dwelling must respond to the natural and built features of the area.</li> <li>Building materials must comply with bushfire safety standards.</li> <li>The dwelling and outbuildings must generally be of muted colours to blend with the surrounding natural setting.</li> </ul>	<p>The proposed dwelling design and height is consistent with existing development in the surrounding area.</p> <p>Additionally, the proposed dwelling design is consistent with the rural nature of the site and responds to all natural features of the site.</p> <p>The proposed dwelling will be clad in muted and earthy colours that will complement the surrounding natural environment.</p>	Yes

Section	Requirement	Proposed	Complies
	<ul style="list-style-type: none"> <li>The use of verandas and awnings are encouraged to reduce the apparent bulk of dwellings.</li> <li>Garages on the front façade of dwellings must be articulated.</li> <li>Fences, screens and retaining walls must be compatible with the overall building and landscape design.</li> </ul>	<p>Front and rear decks help to reduce the overall bulk of the proposed dwelling.</p> <p>The attached garage is setback behind the building line of the dwelling and includes a vertical clad garage door.</p> <p>No fences, screens, or retaining walls are proposed.</p>	
<b>C3. Building Line Setbacks</b>			
<b>2.3 Building Line Setbacks to Front Property Boundary</b>			
<b>2.3.1 Land Zoned RU1 Primary Production of E3 Environmental Management</b>	<p>On land zoned RU1 and E3, the minimum setback from the front property boundary shall be:-</p> <ol style="list-style-type: none"> <li>1) 140m from a main road; and</li> <li>2) 50m from any other public road.</li> </ol>	<p>Alison Road is identified as a local road, and as such requires a minimum 50m setback. The proposed dwelling is setback 45.97m from Alison Rd, presenting a 4.03m 8.06m variation, as noted on the site plan within the Architectural Plans at <b>APPENDIX 2</b>. It should be noted that the proposed development is set back 20m from the existing powerlines on the property. The varied setback is resulting from the site topography and attempt to reduce earthworks and improve design through positioning the dwelling closer to the road, rather than further down the site where the topography slopes. The variation is considered to be acceptable in this instance as it does not detract from the rural amenity of the surrounding area. The proposed development site will be screened from public view through the existing vegetation along Alison Road. It is not expected that</p>	Variation proposed

Section	Requirement	Proposed	Complies
		there will be impacts associated with the variation to the front setback control.	
<b>2.4 Side and Rear Boundaries (Including Secondary Road Frontage)</b>			
<b>2.4.1 Land Zoned RU1 Primary Production or E3 Environmental Management</b>	On land zoned RU1, the minimum setback from side and rear boundaries shall be: 1) 50 m for lots with an area of more than 60 ha; or 2) 40m for lots with an area of more than 30 ha but less than 60 ha; or 3) 30m for lots with an area of less than 30 ha.	The proposed development is located more than 30m from the side and rear boundaries, as demonstrated by the site plan within the Architectural Plans at <b>APPENDIX 2</b> .	Yes
<b>C5. Bushfire</b>			
<b>C5. Bushfire</b>	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 subject site is identified as bushfire prone land. A Bushfire Assessment Report has been provided at <b>APPENDIX 4</b> . The report confirms the proposed development meets the relevant requirements.	Yes
<b>C7. Buffer Zones</b>			
<b>7.11 Rivers and Watercourses</b>	Buffers between rivers & watercourses and Residential Development are required to ensure that water quality is maintained. Setbacks will also ensure that the aesthetic, recreational and habitat values of the riparian zone are protected as a result of separation of impacting land uses.	As discussed throughout the SEE, the site as a whole borders Thalaba Creek. The proposed development is located approximately 315m to the west of this watercourse. As such, the proposed development complies with this control.	Yes

Section	Requirement	Proposed	Complies
	<p>Development requiring effluent disposal will need a minimum 100m setback to permanent surface waters (eg river, streams, lakes etc) or 40m to other waters (eg farm dams, intermittent waterways and drainage channels etc) and 250m from any domestic groundwater well.</p> <p>All Development within 40m of a watercourse is Integrate Development and subject to separate assessment and subsequent consent from the Department of Infrastructure, Planning and Natural Resources under the provisions of the Rivers &amp; Foreshore Improvement Act.</p> <p>Any variation to the 40m setback must be supported by information addressing the merits of the variation and measures taken to mitigate potential adverse impact.</p>		
<b>C8. Managing Our Floodplains</b>			
<b>C.8 – Managing our Floodplains</b>	<p>a) The proposed development should not result in any increased risk to human life.</p> <p>b) The additional economic and social costs which may arise from damage to property from flooding should not be greater than that which can reasonably be managed by the property owner and general community.</p> <p>c) The proposal should only be permitted where effective warning time and reliable access is available for the evacuation of an area</p>	The site is not mapped as flood prone land, per LEP 2014.	N/A

Section	Requirement	Proposed	Complies
	potentially affected by floods, where likely to be required. d) Development should not detrimentally increase the potential flood affectation on other development or properties.		
<b>C9. Employment Development</b>			
<b>9. Employment Development</b>		The proposed development is not for employment purposes.	N/A
<b>C10. Farm gate Sales</b>			
Repealed.			
<b>C11. Tourist Development</b>			
<b>11. Tourist Development</b>		The proposed development is not for tourism purposes.	N/A
<b>C12. The Keeping of Dogs for Commercial Purposes</b>			
<b>12.4 Objectives</b>	<p>The objectives of the Plan are:</p> <ul style="list-style-type: none"> <li>• Provide a standard for the establishment of Commercial dog keeping premises.</li> <li>• Through the provision of high quality premises, address the impact of commercial dog keeping on surrounding properties and occupants.</li> <li>• To enable the provision of consistent and prompt advice from Council to assist persons in the planning, design and</li> </ul>	The proposed development is not for the keeping of dogs for commercial purposes.	N/A

Section	Requirement	Proposed	Complies
	management of premises to be used for the commercial keeping of dogs.		
<b>C13. Acid Sulphate Soils</b>			
Repealed.			
<b>C14. Building Over or Near Sewers</b>			
<b>14.1 Objectives</b>	<p>The objectives of this plan are:-</p> <p>(a) To provide a guide to staff and builders within the Dungog Shire for the construction of buildings near sewers.</p> <p>(b) To ensure no load is transmitted to a sewer main from any structure built over or near the sewer main.</p> <p>(c) To enable safe access to manholes.</p> <p>(d) To enable safe excavation of pipes without causing damage to adjacent buildings. Any damage to a sewer main caused by construction over or near that sewer main shall be repaired at full cost to the owner/builder of the structure.</p>	The proposed development is not located near any existing sewers.	N/A
<b>C15. Contaminated Land</b>			
<b>15.4 Control Requirements</b>	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	The site is currently zoned for rural purposes. It is not expected or known that surrounding locality has the potential to be contaminated. To this extent, the site is considered suitable for the proposed development.	Yes

Section	Requirement	Proposed	Complies
	time to time exist to guide the management of contaminated land.		
<b>C16. Biodiversity</b>			
<b>C.16 Biodiversity</b>	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.	The site overall contains BV mapped land, however the proposed development site is located away from this area.  Additionally, no vegetation removal is proposed as part of this development.	Yes
<b>C17. Heritage</b>			
<b>5 Potential Heritage Items</b>	When determining an application for development of a heritage item or in a heritage conservation area, a consent authority must consider the extent to which the carrying out of the proposed development will affect any Potential Heritage Items which are listed in Schedule Six of this plan.	The site is not located within a heritage area, nor does it contain any heritage items.  A search of the Aboriginal Heritage Information Services (AHIMS) database (24/02/2025) did not identify the subject site as containing any Aboriginal sites or places as shown in <b>APPENDIX 8</b> .  Should any Aboriginal objects be uncovered during works, all works will cease in that location and contact shall be made with the appropriate person.	N/A
<b>C18. Water Efficiency</b>			
<b>18.4.1 Water Usage</b>	<ul style="list-style-type: none"> <li>- Dual flush toilets must be installed.</li> <li>- New or replacement bathroom or kitchen taps, showerheads, toilet cisterns are minimum AAA rated.</li> <li>- AAA rated fixtures to achieve:</li> </ul>	The proposed dwelling will utilise a number of water efficient systems to meet BASIX requirements and maximise water efficiency. A BASIX Certificate is attached as <b>APPENDIX 3</b> .	Yes

Section	Requirement	Proposed	Complies
	<ul style="list-style-type: none"> <li>- Shower Heads – 9 litres or less per minute;</li> <li>- Basins – 6 litres or less per minute; and</li> <li>- Kitchen Sinks – 9 litres or less per minute.</li> </ul>		
<b>18.4.2 Rainwater Tanks</b>	Commercial and industrial buildings shall install rainwater tanks that have a minimum capacity of 1,000 litres for every 10m <sup>2</sup> in ground floor area. It is recommended that the rainwater tanks be internally plumbed	The proposed development is not a commercial or industrial building.	N/A
<b>18.4.3 Hardstand</b>	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
<b>18.4.4 On-Site Detention</b>	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 rainwater tank will achieve 15% airspace capacity in accordance with this control and will be of suitable capacity to service the proposed dwelling.	Yes
<b>C19. Wind Energy Generation Facilities</b>			
<b>C19. Wind Energy Generation Facilities</b>	This plan specifies the requirements for Wind Energy Generation Facilities designed for the purpose of commercial electricity generation within the Shire of Dungog. (see 6. Definitions)	The proposed development is not for wind energy generation.	N/A

Section	Requirement	Proposed	Complies
<b>C20. Off Street Parking</b>			
<b>C20. Off Street Parking</b>	The aim of this plan is to provide a clear relationship between the intensity of use of a development and the number of off-street parking spaces provided on the site to alleviate undue congestion in adjacent streets.	Adequate parking space will be provided to the proposed development.  The existing dwelling is provided with suitable on-site parking space.	Yes
<b>C22. Signage</b>			
<b>C22. Signage</b>	Development consent for an advertisement and /or advertising structure will not be granted unless the impact of the advertisement and /or advertising structure is assessed by Council as being acceptable.	No signage is proposed as part of this development.	N/A
<b>C23. Onsite Sewerage Management</b>			
<b>C23.3 Requirements</b>	Development consent will not be granted by Council unless adequate arrangements have been made for the disposal and management of sewage.  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)	The proposed new dwelling will utilise a septic system. Refer to the Onsite Wastewater Study at <b>APPENDIX 6</b> .  The existing dwelling is already connected to a functioning septic system.	Yes

Section	Requirement	Proposed	Complies
	and Technical Manual for On-site Sewage Management Systems.		
<b>C24. Site Waste Minimisation and Management</b>			
24.3.2 Objectives	<p>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.</p> <p>The objectives in pursuit of sustainable waste management include:</p> <p><b>Waste minimisation</b></p> <ul style="list-style-type: none"> <li>• To minimise resource requirements and construction waste through reuse and recycling and the efficient selection and use of resources.</li> <li>• To minimise demolition waste by promoting adaptability in building design and focussing upon end of life deconstruction.</li> <li>• To encourage building designs, construction and demolition techniques in general which minimise waste generation.</li> <li>• To maximise reuse and recycling of household waste and industrial/commercial waste.</li> </ul> <p><b>Waste management</b></p> <ul style="list-style-type: none"> <li>• To assist applicants in planning for sustainable waste management, through the preparation of a site waste minimisation and management plan.</li> </ul>	<p>The proposed development has been designed to be consistent with these principles.</p> <p>A Site Waste Minimisation and Management Plan has been prepared for the development and is attached as <b>APPENDIX 7</b>.</p>	Yes

Section	Requirement	Proposed	Complies
	<ul style="list-style-type: none"> <li>• To assist applicants to develop systems for waste management that ensure waste is transported and disposed of in a lawful manner.</li> <li>• To provide guidance in regards to space, storage, amenity and management of waste management facilities.</li> <li>• To ensure waste management systems are compatible with collection services.</li> <li>• To minimise risks associated with waste management at all stages of development</li> </ul>		