

DCP COMPLIANCE ASSESSMENT

**DWELLING (CREATING DETACHED DUAL
OCCUPANCY)**

**360 WALLAROBBA-BROOKFIELD ROAD,
BROOKFIELD, NSW, 2420**

LOT 18 DP1279754

Jordan Long Senior Town Planner PO Box 107 Clarence Town, NSW, 2321		Phone: 0475 713 934 Email: jordan@perceptionplanning.com.au		
PP Reference		J005111		
Prepared for (client)		Stephen Bartrop		
Document Versions and Control				
DCP Compliance Assessment – 360 Wallarobba-Brookfield Road, Brookfield				
Version	Date	PP ref	Author	Reviewed by
1	24/03/2026	DCP Compliance Assessment – 360 Wallarobba-Brookfield Road	PS/JL	PH
2	24/04/2026	DCP Compliance Assessment – 360 Wallarobba-Brookfield Road	PS/JL	PH/Client
Disclaimer: This document may only be used for the purpose for which it was commissioned and in accordance with the contract between Perception Planning and the client. The scope of services by defined in consultation with the client by time and budgetary constraints imposed by the client, and the availability of reports and other data of the site. Changes to information, legislation and schedule are made on an ongoing basis and readers should obtain up to date information. Perception Planning accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report and its supporting material by any third party. Information provided is not identified to be suitable for a site specific assessment or legal advice in relation to any matter. Unauthorised use of this report in any form is prohibited.				

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
C1. Residential Development			
1.2 Building Height Plane	Council's objectives in this regard are to ensure that a residential development will not significantly: (a) increase the overshadowing of adjoining properties; (b) reduce the level of privacy enjoyed by adjoining properties or; (c) obstruct views from adjacent existing buildings and, (d) that the occupants of the building or buildings will enjoy the optimum use of winter sunlight and summer shade.	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. The proposed dwelling will have a maximum height of 4.11m.	Yes
1.3 Setbacks	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
1.4 Water Supply	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). Where the land is serviced by Council's reticulated water supply the development shall be connected to the service at the applicant's expense. 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. 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. All residential developments are subject to BASIX requirements which may require additional water storage.	The proposed dwelling will be serviced by an existing rainwater tank.	Yes
1.5 Sewerage	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. 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	The proposed dwelling will be connected to the existing OSSM on the site, which has a capacity of up to 10 people. Refer to the Wastewater Report at ATTACHMENT 10.	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.		
1.6 Property Access	Property access is to be provided in accordance with Council's Engineering requirements. 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. Note: Council's engineering department must be contacted prior to entrance installation to determine the most appropriate point of entry. 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). 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.	The proposed development will use an existing access point and driveway off Wallarobba-Brookfield Road, currently in use for the existing dwelling house on the site.	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	The property will retain its identification.	Yes

Section	Requirement	Proposed	Complies
	identification number in accordance with Council's Rural Addressing Program.		
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. 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 raring. For further information see Section 8 Energy Efficiency in this DCP.	The proposed dwelling has been positioned and orientated to maximise cross ventilation and provide adequate natural sunlight and passive temperature control.	Yes
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 will be constructed in accordance with the BCA.	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. 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 is provided as ATTACHMENT 9 , stating that the proposed dwelling shall be built to BAL-12.5 .	Yes

Section	Requirement	Proposed	Complies
1.11 Ancillary Development (Studios)	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. 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.	No studio is proposed as part of this development.	N/A
1.12 Development in Rural Zones	Development in Rural Zones must address the criteria in Part 4 Rezoning and Development in Rural Zones.	N/A	N/A
1.13 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 (3m x 7m = 84m ²).	No detached garage is proposed.	N/A
C2. Development in Rural Residential Zones			
2.5 Dwelling Design and Siting			

Section	Requirement	Proposed	Complies
Siting Standards	• Dwellings must not be sited on prominent ridgelines. • Dwellings must be designed to suit the natural landform. • Cut and fill on steep slopes must be minimised and split level or pole frame dwellings are preferred. • The impact on existing vegetation and landscape features must be minimised. • On site landscaping must be used to screen the view of dwellings from public places. • Access roads and drainage works must respect the topography. • Dwellings and on site sewerage disposal areas must comply with set-back requirements.	The proposed dwelling is not located on a prominent ridgeline or hilltop. The existing building has been designed to complement the rural setting through the use of appropriate colour selections, building massing, and façade detail and articulation. No existing vegetation will be impacted by the proposed dwelling. No landscaping is proposed as part of this development. It is considered that the surrounding landscape provides suitable visual amenity. The existing driveway access respect the topography of the site.	Yes
Design Standards	• The design and height of the dwelling must respond to the natural and built features of the area. • Building materials must comply with bushfire safety standards. • The dwelling and outbuildings must generally be of muted colours to blend with the surrounding natural setting.	The existing building design and height is consistent with existing development in the surrounding area. Additionally, the proposed dwelling design is consistent with the rural nature of the site and responds to all natural features of the site. The proposed development's colour scheme is typical for this type of development, and is of neutral tones, representing a positive design outcome.	Yes

Section	Requirement	Proposed	Complies
	- The use of verandas and awnings are encouraged to reduce the apparent bulk of dwellings. - Garages on the front façade of dwellings must be articulated. - Fences, screens and retaining walls must be compatible with the overall building and landscape design.	A small deck connected to the outdoor entrance stairs will help to reduce the overall bulk of the proposed dwelling. No garages, fences, screens, or retaining walls are proposed.	
C3. Building Line Setbacks			
2.3 Building Line Setbacks to Front Property Boundary			
2.3.1 Land Zoned RU1 Primary Production of E3 Environmental Management	On land zoned RU1 and E3, the minimum setback from the front property boundary shall be:- 1) 140m from a main road; and 2) 50m from any other public road.	Wallarobba-Brookfield Road is classified as a local road in the Dungog LGA. As the proposed dwelling will be located within an existing building, it is located closer than 50m from the local road. While this presents as a variation to the control, the location of the proposed dwelling makes best use of an existing structure and is consistent with the locality, with many nearby residences being located closer to the road. Any landscaping proposed or present in order to soften the visual impact to the road and or ameliorate the noise impacts to the dwelling? I can see some screen planting on the plans.	Varies

Section	Requirement	Proposed	Complies
2.4 Side and Rear Boundaries (Including Secondary Road Frontage)			
2.4.1 Land Zoned RU1 Primary Production or E3 Environmental Management	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.	Yes
C5. Bushfire			
C5. 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 subject site is identified as bushfire prone land. A Bushfire Assessment Report is provided as ATTACHMENT 9 , stating that the proposed dwelling shall be built to BAL-12.5 .	Yes
C7. Buffer Zones			
7.11 Rivers and Watercourses	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. Development requiring effluent disposal will need a minimum 100m setback to permanent surface waters (eg river, streams, lakes etc) or	The site does not contain any rivers or mapped watercourses on or near the site. There is a small dam on the North boundary, although the development remains more than 40m away from this, complying with this control.	Yes

Section	Requirement	Proposed	Complies
	40m to other waters (eg farm dams, intermittent waterways and drainage channels etc) and 250m from any domestic groundwater well. 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 & Foreshore Improvement Act. 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.		
C8. Managing Our Floodplains			
C.8 – Managing our Floodplains	a) The proposed development should not result in any increased risk to human life. 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. c) The proposal should only be permitted where effective warning time and reliable access is available for the evacuation of an area potentially affected by floods, where likely to be required.	The site is not mapped as flood prone land, per LEP 2014.	N/A

Section	Requirement	Proposed	Complies
	d) Development should not detrimentally increase the potential flood affectation on other development or properties.		
C9. Employment Development			
9. Employment Development		The proposed development is not for employment purposes.	N/A
C10. Farm gate Sales			
Repealed.			
C11. Tourist Development			
11. Tourist Development		The proposed development is not for tourism purposes.	N/A
C12. The Keeping of Dogs for Commercial Purposes			
12.4 Objectives	The objectives of the Plan are: • Provide a standard for the establishment of Commercial dog keeping premises. • Through the provision of high quality premises, address the impact of commercial dog keeping on surrounding properties and occupants. • To enable the provision of consistent and prompt advice from Council to assist persons in the planning, design and management of premises to be used for the commercial keeping of dogs.	The proposed development is not for the keeping of dogs for commercial purposes.	N/A

Section	Requirement	Proposed	Complies
C13. Acid Sulphate Soils			
Repealed.			
C14. Building Over or Near Sewers			
14.1 Objectives	The objectives of this plan are:- (a) To provide a guide to staff and builders within the Dungog Shire for the construction of buildings near sewers. (b) To ensure no load is transmitted to a sewer main from any structure built over or near the sewer main. (c) To enable safe access to manholes. (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.	The proposed development is not located near any existing sewers.	N/A
C15. 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 is currently zoned for rural purposes. It is not expected or known that surrounding locality has the potential to be contaminated. A review of the Environment Protection Authority (EPA) contamination register confirms that no contamination, the subject of regulation by the EPA, is identified on the site. The proposed development is not listed within Table 1 of the chapter.	Yes

Section	Requirement	Proposed	Complies
		Due to the historic agricultural use of the site, a Preliminary Site Investigation has been provided as ATTACHMENT 12. To this extent, the site is considered suitable for the proposed development.	
C16. 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.	The site does not contain BV mapped land. Additionally, no vegetation removal is proposed as part of this development.	Yes
C17. Heritage			
5 Potential Heritage Items	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 heritage listed, within a heritage area, or in proximity to any heritage item. An Aboriginal Heritage Information System Search (AHIMS) dated 10 December 2025 is provided at ATTACHMENT 4. The search identifies that no item or place of Aboriginal Heritage significance is located on or near the site. 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

Section	Requirement	Proposed	Complies
C18. Water Efficiency			
18.4.1 Water Usage	- 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: - Shower Heads – 9 litres or less per minute; - Basins – 6 litres or less per minute; and - Kitchen Sinks – 9 litres or less per minute.	A BASIX Certificate is required for the proposal, and as such as been attached in this application as ATTACHMENT 16 .	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 is recommended that the rainwater tanks be internally plumbed	The proposed development is not a commercial or industrial building.	N/A
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	The existing stormwater management and on-site detention is suitable for the scale of development proposed.	Yes

Section	Requirement	Proposed	Complies
	will be established on a case by case basis, by an appropriately qualified person.		
C19. Wind Energy Generation Facilities			
C19. Wind Energy Generation Facilities	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
C20. Off Street Parking			
C20. Off Street Parking	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, including a undercover carport. The existing dwelling is provided with suitable on-site parking space.	Yes
C22. Signage			
C22. Signage	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
C23. Onsite Sewerage Management			
C23.3 Requirements	Development consent will not be granted by Council unless adequate arrangements have been made for the disposal and management of sewage.	The proposed development will use the existing septic water system on site. The existing dwelling is already connected to a functioning septic system.	Yes

Section	Requirement	Proposed	Complies
	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.	A Wastewater Management Report is supplied in order to demonstrate the suitability of the existing system, please see Appendix 10 .	
C24. 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 objectives in pursuit of sustainable waste management include: Waste minimisation • 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.	The proposed development has been designed to be consistent with these principles. A Site Waste Minimisation and Management Plan has been prepared for the development and is attached as ATTACHMENT 13.	Yes

Section	Requirement	Proposed	Complies
	• 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. Waste management • 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. • To minimise risks associated with waste management at all stages of development		