

DCP COMPLIANCE TABLE

**DWELLING (AND DECOMISSIONING OF
EXISTING DWELLING) RESULTING IN
DUAL OCCUPANCY& INGROUND POOL**

**509 FISHERS HILL ROAD, FISHERS HILL,
NSW, 2421
(LOT 14, DP 14138)**

PREPARED FOR: MARCUS & ALI PADMAS

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Section	Requirement	Proposed	Complies
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 with development under <i>Division 2, Clause 1.19 Land on which complying development may not be carried out, (1) (j) unsewered land (ii) in any other drinking water catchment identified in any other environmental planning instrument.</i>	This Part relates to exempt and complying development. The proposed development does not meet the development standards for complying with development under Clause 3.A2 (2) SEPP (Exempt and Complying Development Codes) 2008.	N/A
C1 – Residential Development			
1.2 Building Height Plain	For single dwelling houses the building height plan will be applied only in relation to western and southern boundaries or those boundaries which face nearest to east and north.	The height of the proposed secondary dwelling not expected to have any adverse impacts on site boundaries. The height and scale is consistent with the existing dwelling and rural surrounds.	Yes
1.3 Setbacks	Building line setbacks 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.	The proposed development and existing structures comply with the relevant building line setbacks for land zoned RU1 Primary Production. Due to the large lot characteristics and substantial setbacks proposed, the development will not impact upon existing levels of solar access currently achieved by neighboring properties.	Yes
1.4 Water Supply	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	A rainwater tank is proposed onsite and will supply rainwater for the proposed development.	Yes

Section	Requirement	Proposed	Complies
	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.		
1.5 Sewage	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 development will utilise a rainwater tank for water supply and a septic system for sewage management. A separate S68 application will be made to Council for the provision of a new/redirection of existing onsite wastewater management system.	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 thickness minimum 150mm and bitumen sealed 3m wide including turnouts).	Access to the site is via the Fishers Hill Road. No internal driveway works are proposed at this stage.	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 site has an existing property identification number.	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.	A BASIX Certificate for the dwelling is contained as APPENDIX 12 . A BASIX Certificate for the pool is contained as APPENDIX 16	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.	The new dwelling and pool will be constructed in accordance with the Building Code of Australia.	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 Report is included in this report as APPENDIX 11 .	Yes
C3 – Building Line Setbacks			
2.3.1 Land Zoned RU1 Primary Production and 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.	The proposed dwelling will be setback in excess of 140m from the front property boundary.	Yes

Section	Requirement	Proposed	Complies
2.4.1 Land zoned RU1 Primary Production and 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 will be setback 44m from the side boundary.	Yes
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.	A Bushfire Assessment Report is included in this report as APPENDIX 11 .	Yes
C18 – Water Efficiency			
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	This development is not commercial or industrial.	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.	This development is not commercial or industrial.	N/A
18.4.4 Onsite Detention	All developments are to conform to on-site detention (OSD) requirements where a minimum of 15% of the	Details for the proposed rainwater tank onsite will be installed to Council requirement.	Yes

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	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.		
C.20 Off-street Parking			
Schedule 1 Car Parking Rates	Dwelling house: 1 Space per dwelling. At least 1 space per dwelling to be undercover	There is an existing 2 car garage for the existing dwelling, providing adequate carparking for both dwellings.	Yes
7. Landscaping	A minimum of 10% of the total area of the carpark shall be appropriately landscaped.	No carpark is proposed for this development.	N/A
C.23 Onsite Sewerage Management			
	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 Sewerage Management Policy. The Policy incorporates technical tools including the Development Assessment Framework (DAF) and Technical Manual for On-site Sewerage Management Systems.	The proposed development will utilise a rainwater tank for water supply and a septic system for sewage management. A separate S68 application will be made to Council for the provision of a new/redirection of existing onsite wastewater management system.	Yes

