

DCP COMPLIANCE TABLE

**GROUP HOME
(PERMANENT DWELLING)
AND DEMOLITION OF AN EXISTING
DWELLING AND ANCILLARY STRUCTURES**

**27 STRONACH AVENUE, EAST MAITLAND,
NSW, 2323 (LOT:98, DP:247251) &
29 STRONACH AVENUE, EAST MAITLAND,
NSW 2323 (LOT:99, DP:247251)**

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Section	Requirement	Proposed	Complies
PART A – ADMINISTRATION			
A.4 – Notification	Formal notification of development applications is a requirement of the legislation. There are different requirements for different development types.	It is expected that the proposed development will require notification.	Yes
Part B – Environmental Guidelines			
B2 – Stormwater	<p>a) Ensure that compliance with BASIX objectives and requirements are achieved.</p> <p>(b) Ensure that an acceptable standard of water quality is maintained within storm water lines and rain water storage tanks.</p> <p>(c) Ensure the most suitable rainwater storage method is employed pursuant to the relevant site conditions, including health and safety aspects of the storage installation.</p> <p>(d) Ensure the method of laying storm water lines is in accordance with the relevant Australian Standard, (AS/NZS 3500.3:2003).</p> <p>(e) Ensure that storm water discharge points at kerbs and inter-allotment drainage pits are of an acceptable standard and location</p>	There will be no change to the existing stormwater management collection or discharge.	N/A
B3 – Hunter River Floodplain	a. The onus is on the proponent to provide an adequate level of information to support any	The site is not identified as flood prone land.	N/A

Section	Requirement	Proposed	Complies
	development on land below the FPL. The Council will require a Statement of Environmental Effects (or an Environmental Impact Statement if the proposal is designated development) justifying the development in its location.		
B4 – Onsite Sewage Management System	This chapter applies to all land within the Maitland City Council Local Government Area that is not capable of being connected to a reticulated sewerage system.	The subject site is connected to reticulated sewer. No additional sewerage connections are proposed by this application.	N/A
B5 – Tree Management	This section prescribes the types of trees and vegetation where development approval is required under clause 5.9 of the <i>Maitland Local Environmental Plan 2011</i> . These provisions only apply to urban land.	Three non-native trees will be removed as part of this application. Development approval is not required for this removal.	N/A
B6 – Waste Minimisation & Management	This section only applies to a specific type of development.	The proposed health services facility will utilise waste management methods including double bagging of clinical waste in contaminated waste bags and stored in the laundry to be collected in the standard waste collections. A SWMMP is provided here as (Appendix 5)	Yes
B7 – Riparian Land and Waterways	This DCP chapter applies to all land within the Maitland Local Government Area (LGA) that contains riparian land and/or waterways.	The site is not identified as “Watercourse Land” on the Maitland Local Environmental Plan 2011 Watercourse Map.	N/A

Section	Requirement	Proposed	Complies
Part C – Design Guidelines			
The proposed development is a change of use application. There are no direct controls for this development type in the MDCP.			
C.1 Accessible Living	This chapter applies primarily to new buildings. However, where Council considers practicable and reasonable to do so, access to existing buildings will be required in connection with proposals for changes of use or alteration which will result in an increased level of public usage.		
2.1 Building Regulations	The building regulations give us the minimum standards for providing a desirable level of access and provisions for people with disabilities.	A section 138 application is required for new driveway use.	Yes
3.2 Enhanced Requirements	<p>Where development of the following land use types are proposed, the enhanced standards shall apply:</p> <ul style="list-style-type: none"> - Entertainment facilities, clubs - Halls let for public hire - Large retail centres (ie. > 2500sqm) - Medical facilities - Commercial activities or facilities catering for public needs, ie. post office, government office, railway station, bus interchange, etc. <p>Where it is proposed to extend or upgrade an existing facility, every attempt should be made to meet the enhanced standard.</p>	The area of the premises proposed to be accessible to patients achieves compliance with these standards regarding the access to the clinic rooms, doorway widths, door openings and sanitary facilities.	Yes

Section	Requirement	Proposed	Complies
	<p>The relevant enhanced Australian Standards prescribed by this control are;</p> <ol style="list-style-type: none"> 1. Walkways - 1200mm 2. Ramp gradient 1 in 14 landings every 6m or 1 in 19 landings every 14m 3. Intersection Detail included to current MCC standard 4. Handrails – 2 rails 5. Door openings - 850mm wide 6. Sanitary Facilities - <ul style="list-style-type: none"> * 1,900 x 2,300 mm * Increased Dimensions * Emergency Button * Unisex WC in Public Places 		
	<p>Car Parking</p> <p>The Building Code of Australia requires one designated disabled carparking space to be provided in commercial developments where ten or more vehicle spaces are required to be provided by Council's carparking code.</p> <p>DCP controls specify Council's enhanced carpark standards as follows;</p> <p>Medical services including community health centres, etc - One space per two to five surgeries (or equivalent)</p>	<p>The site provides for 4 off-street car parking spaces in the area adjoining the proposed clinic rooms (converted garage).</p> <p>It is considered that the development meets the parking requirement prescribed by this DCP control.</p>	Yes

Section	Requirement	Proposed	Complies
3.3 Car Parking Design	The placement of the designated parking bay/s needs to be as close as possible to the accessible entrance.	Two accessible spaces are located in close proximity to the entrance to the clinic rooms.	Yes
3.4 Pathways	Pathways refer to any external pathway or footpath which provides access to the entrance of a home or building. It should provide a comfortable grade no steeper than 1 in 14.	Pathway/access connecting the carpark to the entrance is understood to be no steeper than 1 in 14.	Yes
3.5 Ramps	This refers to any inclined pathway with a grade steeper than 1 in 20 but not steeper than 1 in 14.	No access ramps are installed or proposed.	N/A
3.6 Intersection Details and Kerb Ramps	The design of kerb ramps and crossings at road intersections is to be in accordance with Council guidelines.	No kerb ramps or crossings are proposed.	N/A
3.7 Kerb Ramp Design Criteria	This section sets out requirements/ guidelines for the design of kerb ramps	No kerb ramps are proposed.	N/A
3.8 Handrails	The top of the handrails should be between 865 mm and 900 mm above the stair tread of floor. The clearance between the wall and the inside edge of the handrail is crucial if people are to effectively grip the handrail. It should be a minimum of 50 mm from any wall. there should also be at least 600 mm of clearance above the top of the handrail.	No handrails are installed or proposed.	N/A

Section	Requirement	Proposed	Complies
3.9 Stairways	Stairways are to be designed in accordance with these controls.	No handrails are installed or proposed.	N/A
3.10 Entrances	Building entrances are to be made accessible and form part of a continuous accessible path of travel.	The existing access from the car park to the entrance is a level, continuous path.	Yes
3.11 Doorways	The minimum width for clear opening doorways is 760mm.	Door widths are 1020mm	Yes
3.12 Access to Shops	These controls apply to access to businesses in the high street.	N/A	N/A
3.13 Signs and Symbols	The International Symbol of Access should be displayed where buildings are accessible. Directional signage should also be incorporated into designs.	The provisions of this control will be adhered to in the detailed design and fit-out stage of the development.	N/A
3.14 Assistive listening devices	These controls apply to public assembly and entertainment buildings.		N/A
3.15 Planning a Bathroom	These design control apply to a new bathroom in residential dwellings.		N/A
3.16 Planning a Kitchen	These design control apply to a new kitchen in residential dwellings.		N/A
C.8	This chapter applies to the whole of the Maitland Local Government Area where residential development is permitted. The chapter provides guidelines for the development of the following forms of housing (and ancillary structures such as garages, sheds, carports and outbuildings):		

Section	Requirement	Proposed	Complies
	<ul style="list-style-type: none"> • Single detached dwelling house • • Secondary dwellings • Dual occupancy housing (attached or detached) • Semi-detached dwellings • Multi dwelling housing (attached or detached) • Residential Flat Building (other than buildings to which State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development applies) <p>Senior Living Accommodation (to the extent of providing guidelines which supplement the standards prescribed under State Environmental Planning Policy (Housing) 2021)</p>		
2. Site Analysis & Site Context	To ensure that residential development is of a high quality and is sensitive to the existing character of the area and the opportunities and constraints of both the site and its surrounds.	The application provides appropriate design and use of space, blending in with the residential use of the zoning.	Yes
5. Street Building Setbacks	The minimum setback from the principal street frontage to the building line in an urban residential zone is 4.5 metres.	The proposed setback is 8m	Yes
6. Side and Rear Setbacks	<p>Minimum side and rear setbacks for residential buildings, including detached outbuildings such as garages, sheds or carports, in urban zones shall be in accordance with Figure 10 and described as follows:</p> <p>a. 0.9m for walls up to 3.0m in height (to underside of eaves);</p> <p>b. 0.9m plus 0.3m for every metre of wall height over 3.0m and less than 7.2m;</p> <p>c. For that part of a wall over 7.2m in height, the minimum setback should be increased by 1.0m for every metre of height over 7.2m.</p>	<p>The proposed setbacks are 3m to the south and 4.29 to the north.</p> <p>The proposed rear setback is 8.22m.</p>	Yes

Section	Requirement	Proposed	Complies
7. Site Coverage and Unbuilt Areas	<p>To promote on-site stormwater infiltration by restricting site coverage of buildings and hard surfaces.</p> <ul style="list-style-type: none"> To maximise opportunities for landscaping of the site which incorporate larger scale plantings consistent with reducing the visual impact of hard building finishes and promoting improved amenity within the site and enhanced streetscapes . To ensure that development maximises permeable surfaces and maintains a balance between the 'built' and 'unbuilt' areas. To ensure that development provides for unbuilt areas that are of suitable size, dimension and slope. 	Site coverage is 32.8% (439.2sqm)	Yes
8. Building Height, Bulk and Scale	<ul style="list-style-type: none"> To ensure that the height, scale, and length of new development is not excessive and relates well to the local context and overall site constraints. To ensure that the amenity of surrounding properties is properly considered. To minimise site disturbance and cut and fill. 	Maximum Build Height of 6.9m	Yes
9. External Appearance	<ul style="list-style-type: none"> To encourage the creation of attractive, well-designed residential development. To allow flexibility in design and use of materials while encouraging high architectural standards. 	The design blends into the urban landscape without detracting from the surroundings. Overall the form is fitting in the R1 zone.	Yes

Section	Requirement	Proposed	Complies
	<ul style="list-style-type: none"> To ensure good design which provides continuity of character between existing building forms, new development and surrounding landscape by using a selection and/or combination of characteristic elements and mass. To ensure that new residential development in Heritage Conservation Areas or on identified heritage sites is designed having regard to the heritage significance of the area or item and compliments the character of these buildings, places and streetscapes. 		
C.11 – Vehicular Access and Car Parking	This chapter outlines Council’s policy for the provision of parking and service delivery facilities in association with development proposals		
3. Guidelines for The Design, Layout and Construction of Access and Parking Areas	This part of the DCP also provides general design principles that apply to off street parking	<p>External works to provide 4 car parking spaces (two in a garage and two outdoor visitor parking) adjoining the development.</p> <p>Existing vehicle access is free of visual obstruction and has sufficient sight lines for oncoming traffic.</p>	Yes