

DCP COMPLIANCE TABLE

MULTI-DWELLING HOUSING (7 x New Dwellings) AND COMMUNITY TITLE SUBDIVISION

**5 & 7 OAKLAND CLOSE, BOLWARRA, NSW
2320 (LOT 304 & 306 IN DP 1241334)**



NORTH DWY ELEVATION



SOUTH DWY ELEVATION

Erin Daniel Principal Planner PO Box 107 Clarence Town, NSW, 2321		Phone: 0428 883 911 Email: erin@perceptionplanning.com.au		
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Maitland DCP 2011

Part B - Environmental Guidelines

Chapter B.6 – Waste Not – Site Waste Minimisation & Management

Complies, with the relevant 'Documentation to be submitted' and 'Specific Controls'. A Site Waste Minimisation and Management Plan (SWMMP) has been prepared and submitted with the development application which addresses construction waste recycling and disposal. The SoEE states that during the Operational Phase of the site normal domestic waste services will be engaged for waste collection.

Construction Waste will be minimised, recycled, or reused as much as possible during the development phase as per the Waste Management Plan. Operational waste (once occupied) will be collected by a private contractor, with the storage of waste receptacles proposed to be within an enclosure fronting the site, as shown on the architectural plans.

As per the landscaping plans that the location of bins can be stored behind the Colourbond fence following construction to meet the *Specific Controls* for a multi-dwelling development in accordance with this section of the DCP.

DCP	Controls	Review/Response	Comply
Chapter C.8 Residential Design			
2.1 Site Analysis and Site Context	<ul style="list-style-type: none">-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.- To allow special consideration of unique building design where development is on land where slope is more than 20%	<p>A detailed site analysis plan is contained within the Architectural Plan series (APPENDIX 7) and contains the elements listed in this section.</p> <p>The site and its context has been taken into account to produce a design solution which mitigates against potential negative impacts and integrates appropriately with the vicinity by the incorporating materials used predominately through-out the locality.</p>	Yes


DCP	Controls	Review/Response	Comply
3. Development Incorporating Existing Dwellings	Where an existing dwelling is to be retained and incorporated into a residential redevelopment project, this dwelling is to be treated as if it were a new dwelling in the same redevelopment project and should meet all performance criteria and design controls specified in this chapter.	N/A	N/A
4. Bulk Earthworks and retaining walls	<ul style="list-style-type: none"> - A 'bulk earthworks plan (BEP)' shall be submitted with the development application. The plan should also specify and show the extent and depth of cut/fill, and location of all retaining walls and/or battered slopes. The BEP shall also show existing ground levels adjoining the perimeter boundaries of the land - Retaining walls on or in proximity to a boundary then the maximum extent of fill shall be 600mm - Retaining walls for the purpose of retaining cut proposed either in or in proximity to a boundary then the maximum extent of cut shall be 900mm. - walls greater than 1m shall be certified by structural landscaper, and retaining shall be where 	<p>Retaining is proposed in the north. The height is variable and staggered and shall have a maximum height of 1500mm. See Engineering and landscaping plans for more detail.</p> <p>Minor Earthworks are required to level the building pads of the dwellings and infrastructure installation. Cut and fill shall be won onsite and is minimised where possible with each dwelling being designed to suit the natural building pad in each location.</p>	Yes

DCP	Controls	Review/Response	Comply
	appropriate be achieved by a series of separate retaining walls		
<p>5. Street Building Setbacks</p> <p>6. Side and Rear Setbacks</p>	<p>- The minimum building line to the principle street frontage is 5m. If located on a corner allotment the secondary street frontage setback to 3m is permitted.</p> <p>- where the allotment is an irregular due to geometry of the street the building line shall be a minimum of 4m.</p> <p>- No garage or carport within an urban residential zone shall be located closer than 6.0 metres to the street boundary at the principal frontage and no closer than 5.5 metres to the street at a secondary frontage.</p> <p>-Minimum side and rear setbacks for res buildings in urban zones shall be</p> <ul style="list-style-type: none"> - 1m for walls up to 3m in height - 1m plus 0.3m for every meter over 3m and less than 7.2m 	<p>FRONT - The allotment is a battle-axe lot off a cul-de-sac. Hence there is no formal street frontage boundary requiring a setback is required. All of the dwellings have a front setback from the CT lot frontage of 4.5m and complies.</p> <p>The proposed setbacks to the front boundary of each community title lot include:</p> <ul style="list-style-type: none"> • Lot 2 – 6.241m (family), 6.295m (garage) • Lot 3 – 7.121m (family), 6.069m (garage) • Lot 4 – 4.588m (family), 2.418m (garage) • Lot 5 – 3.058m (bathroom), 4.093m (bedroom), 5.779m (garage) • Lot 6 – 5.104m (bathroom), 5.216m (bedroom), 5.502m (garage) • Lot 7 – 4.055m (bathroom), 4.506m (bedroom), 5.5m (garage) • Lot 8 – 6.407m (family), 7.592m (garage) <p>The setbacks of each dwelling to the front boundary enable proper articulation of the frontage without compromising vehicle turning areas or landscaping, as demonstrated within the plans provided.</p> <p>SIDE/REAR: The proposed dwellings 1-4 located on the north side of the site are all single storey design. Their proposed side setbacks are a minimum of 900mm to proposed side lot CT and parent lot boundaries and rear setbacks are greater than 3m.</p>	<p>Yes</p> <p>Varied side setbacks between proposed Dwellings 5-7 Only to CT proposed boundaries ONLY.</p>

DCP	Controls	Review/Response	Comply
		<p>The proposed dwellings 5-7 located on the south side of the site are all split level design with 1-2 stories. Presenting a subfloor design to cater for the steep slope at the rear of the dwellings. Side setbacks are a minimum of 900m between the CT lot boundaries giving a minimum house separation of 1.8m or greater.</p> <p>The Side Setback to the parent lot boundaries are approximately 7m (west side) and approx. 8m to the eastern side and comply.</p> <p>Side setbacks are required to ensure spacing or buildings in urban zones and should be increased to as the proposed building height increases. This is to achieve appropriate building spacing and side setbacks to allow opportunity for all dwellings to have appropriate amenity/privacy (acoustic/visual) and solar access. The proposed 1.8m minimum building spacing to dwellings 5-7 is considered minor in impact to the proposed dwellings in terms of overshadowing, visual or acoustic privacy and each proposed dwelling is designed to cater for the best design outcome. On Merit this is a minor variation to dwellings 5 and 6 only and does not result in unreasonable impact to the adjoining neighbour dwellings and is requested to be supported on merit.</p> <p>The variation is minor and meets the objectives of side setbacks with no impact to solar access, visual or acoustic privacy and is reasonable for the sloped site.</p> <p>The rear setbacks are greater than 3m to dwellings 5-7 and complies with the DCP and solar access of the site or adjoining land is not compromised.</p>	

DCP	Controls	Review/Response	Comply
7. Site Coverage	Site coverage shall satisfy the requirements detailed in Table 3 Multi-Dwelling Housing – Maximum site coverage is 70%	The proposal has a total site coverage of 2218.2m ² or 46.3%	Yes
8 Building Height, Bulk and Scale	Maximum building height shall be in accordance with Table 4 Dual occupancy and Multi-dwelling Housing– 8m	<p>The proposed dwellings will be built of concrete slab construction and is a mix of single and 2 storey design. Dwellings 1 – 4 are single storey and comply.</p> <p>The highest dwellings are Dwellings 5 – 7 due to the subfloor design for steep slope on the site. The dwellings shall have a staggered roof form that drops in elevation with the sloping block.</p> <p>Dwelling 5 shall have a maximum building height of 7.98m and complies.</p> <p>Dwelling 6 shall have a maximum building height of 8.15m and is a minor variation (12%) to the height limits of the DCP. Larger than required rear setbacks are proposed to cater for the minor variation.</p> <p>Dwelling 7 shall have a maximum building height of 8.15m and is a minor variation (12%) to the height limits of the DCP. Larger than required rear setbacks are proposed to cater for the minor variation.</p> <p>The variation to height is for a minor extent of the southern dwellings and is sought as a variation due to the sloping nature of the site. The exceedance is from POS external areas and does not impact adjoining properties by means of solar access, visual or acoustic privacy and does not over dominate the rear due to extended rear setbacks.</p>	Minor Variation to Dwellings 6 and 7 ONLY. See justification in review/response.

DCP	Controls	Review/Response	Comply
9. External Appearance	<p>Objectives:</p> <p>a) To encourage the creation of attractive, well-designed residential development.</p> <p>b) To allow flexibility in design and use of materials while encouraging high architectural standards.</p> <p>c) 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.</p>	<p>The proposed dwellings demonstrate an external appearance which responds to the surrounding environment and is compatible with the vision for future residential development in the locality; materiality ensures the design is diverse, well-articulated and complements the established character of the surrounding area.</p>	<p>Yes</p>
	<p>Car parking structures such as garages and carports shall be designed as an integral part of the development and must be compatible with the overall building design in terms of height, roof form, detail, materials and colours.</p>	<p>The proposed development includes an attached double garage for each dwelling, integrated into the design of the front façade. The garage demonstrates compliance with the applicable elements of this section of the DCP and is suitable for the CT subdivision.</p> <p>The materials incorporated on the southern elevation of Dwelling 5 and 6 include weatherboard cladding on the upper levels, as shown in the figure below.</p>	<p>Yes</p>

DCP	Controls	Review/Response	Comply
 <p>SOUTH ELEVATION 1:100</p>			
<p>10 Open Space</p>	<p>All ground level private open space must comprise a 'principal area' of minimum dimensions in accordance with Figure 20 – 6m x 6m; min 45m²</p>	<p>POS is proposed to each dwelling. Dwellings 1 – 4 provide northern aspect ground level Private Open Space that is Good to Optimum Aspect. The POS area a minimum of 5mx5m and 40sqm with less than 2% cross fall.</p> <p>Dwellings 5 – 7 provides above ground level POS with southwest panoramic aspect and rear year receiving full solar access. The POS is positioned as undesirable to satisfactory and hence requires giving larger POS for enjoyment.</p> <p>POS is a minimum of 3m deep by 7.7m long giving a total area of 24m² and meets the requirements of 10sqm with a minimum dimension of 2.5m under Part C, 10 – Open Space, Development Control J(i).</p> <p>The rear yard provides room for sunny drying area, and optimal aspect for enjoyment. An indication of 'good' or 'optimum' is provided on each POS in accordance with Figure 20 of the DCP. Significant area for recreation is</p>	<p>Yes</p>

DCP	Controls	Review/Response	Comply
		<p>available for dwellings 5-7, with POS areas also located towards the rear or side boundaries to achieve adequate sunlight.</p> <p>It is considered that the development is generally compliant with the Controls of this part.</p>	
11. Sites with a boundary to a laneway	N/A	N/A	N/A
12. Accessibility and Adaptable Housing	<p>Objectives:</p> <p>a) To provide adaptable housing that helps sustain community and family networks by allowing people to stay in their houses over the whole of their life.</p> <p>b) To ensure that new development is accessible and useable by people with disabilities and mobility impairment.</p> <p>c) To provide an adequate supply of housing stock that is designed and constructed to be accessible or capable of being easily adapted for use by those in the community with a disability or mobility impairment.</p>	<p>No adaptable dwellings are required as per the DCP as the application is for less than 10 dwellings.</p> <p>Although not specifically designed for disabled access the proposed dwellings have elements that allow for ease of access for disabled persons or would be easily adapted if needed. Minimal hallways, generous open spaces in the family/meals, living, kitchen, pantry/laundry area and the new bathroom, and minimum 820mm doors would allow for a disabled person to manoeuvre around the house. The house would be deemed compliant with at least the minimum requirements of the 'Liveable Housing' Guide.</p>	Yes
13. Landscape Design	<p>With the exception of a single dwelling, all residential development shall be supported by a detailed landscape plan (inclusive of planting scheme) prepared and endorsed by a suitably qualified landscape consultant (eg landscape architect</p>	<p>The siting of the proposed new dwellings and size of the lots allows for significant amounts of soft landscaping as well as other shrubs, plants as well as the more significant existing trees that will be retained. A landscape plan been provided at Appendix 8.</p>	Yes

DCP	Controls	Review/Response	Comply
	<p>or horticulturalist) as meeting the objectives and design requirements of this chapter.</p>		
<p>14. Fencing and Walls</p>	<p>The landscape plan prepared for the development shall incorporate full details of all fencing proposed including:</p> <ul style="list-style-type: none"> • location • height • materials • colours. 	<p>New Colourbond fencing is proposed as part of this application. All boundary fencing is complaint and consistent with the zone.</p>	<p>Yes</p>
<p>15. Driveway Access and Car parking</p>	<p>The objectives of this section are to provide convenient, accessible and safe parking to meet the needs of residents and visitors which do not dominate the streetscape of cause congestion in nearby streets, and to encourage the design of access and parking as part of the overall landscape design.</p> <p>The minimum number of off-street car spaces shall be as follows:</p> <ol style="list-style-type: none"> I. One (1) space for each one or two bedroom dwelling; II. Two (2) spaces for each dwelling containing more than two bedrooms; <p>One (1) visitor space for the first three dwellings and one (1) space</p>	<p>Each dwelling has pedestrian and vehicular access from Oakland Close and the communal access handle. Driveway landscaping is provided on the landscaping plans.</p> <p>The proposed three-bedroom dwellings require two carparking spaces each. This is provided within double garages connected to each dwelling and complies.</p> <p>The multi-dwelling proposes 7 x new dwellings hence 1 visitor parking space is required for the first 3 dwellings and one for the remaining 4 dwellings and is provided. 2 x visitor parking spaces are proposed along the battle-axe drive See Architectural plans for more detail. A vehicular turning head is also provided to facilitate forward entry and exit of vehicles on site.</p>	<p>Yes</p>

DCP	Controls	Review/Response	Comply
	for every five dwellings thereafter or part there of.is required for multi-dwelling housing comprising five and more dwellings.		
16. Views and Visual and Acoustic Privacy	The objectives of this section are to encourage the sharing of views whilst not restricting reasonable development potential of a site, to site and design buildings to meet projected user requirements for visual and acoustic privacy and to protect the visual and acoustic privacy of nearby buildings and private open space.	The proposed has been designed and sited to make sure that sharing of privacy and views between the proposed and any neighbouring dwelling is not compromised. Increased side setbacks and existing screening vegetation will enhance the amenity. It is considered that the impacts on views and the public domain are minimal. There is no identified acoustic issued associated with the residential development.	Yes
17. Water and Energy Conservation	To reduce total water and energy use in residential buildings in accordance with State Environmental Planning Policy – Building and Sustainability Index (SEPP BASIX) by promoting solar access and reducing heat loss and energy consumption for heating and cooling.	A BASIX Certificate has been provided for each dwelling at APPENDIX 11 . Living areas are orientated to the north where possible and limited windows with access to the west and east. Other windows are well shaded by verandas and decks. The development will be well insulated in accordance with BASIX requirements. The development is considered to meet the Controls of this Section.	Yes
18. Stormwater Management	The objectives of this section are to provide effective stormwater management system which is sustainable and requires minimal maintenance, to prevent erosion, sedimentation, and other pollution and to ensure that control flows are	All stormwater from roof area will be directed to the 3,500L rainwater tank overflow and surface drainage will be directed the inter-allotment stormwater system to be installed onsite and is consistent with the DCP requirements. See BASIX Certificate for more details. A preliminary civil stormwater plan is contained in APPENDIX 12 .	Yes

DCP	Controls	Review/Response	Comply
	provided to cater for stormwater overflows.		
19. Security, Site Facilities and Services	The objectives of this section are to provide adequate personal and property security for residents, and to ensure that site facilities are designed to be functional, visually attractive and easy to maintain.	Occupancy of the site allows ongoing casual surveillance of the street. Each dwelling has windows to facilitate this. Functional and visually unattractive facilities such as bin storage and clothes drying areas are set to the side or rear and out of site.	Yes
C.11 – Vehicular Access and Car Parking			
2.2 Calculation of Parking Requirements	a) Development Generally The minimum number of parking spaces to be provided for a particular development is to be calculated in accordance with Appendix A of this policy	Appendix A states that the dwellings shall have a minimum of 2 parking space. Section C8 of the MDCP requires a three-bedroom dwelling to provide two onsite parking spaces. The proposed development achieves the carparking requirement through the provision of a double garage for each dwelling. 2 x visitor parking spaces are provided for the Multi-dwelling parking requirements.	Yes
3. Guidelines for The Design, Layout and Construction of Access and Parking Areas	The dimensional requirements for on-site car parking spaces and driveways giving access to parking spaces shall generally be as set out in accordance with the Australian Standard AS2890.1-1993 Parking Facilities – Off-Street Car Parking	All carparking requirements will meet the provisions of the Australian Standards.	Yes
C1 – Subdivision			
EC.1 Flora and Fauna	<ul style="list-style-type: none"> To protect remnant bushland, significant flora 	Not applicable to this proposal. No native vegetation onsite.	N/A

DCP	Controls	Review/Response	Comply
	<p>and fauna habitats and wildlife corridors from the impacts of subdivision and subsequent development, and to provide for the repair and enhancement of environmentally significant and/or degraded land.</p>		
<p>EC.2 Heritage and Archaeology</p>	<ul style="list-style-type: none"> • To protect heritage items, buildings with heritage significance and Conservation Areas. • To ensure that heritage items, buildings with heritage significance and Conservation Areas are properly considered in the design of new subdivisions. • To protect known and potential archaeological relics from damage or destruction as a result of subdivision works. 	<p>A search of the Aboriginal Heritage Information Services (AHIMS) database did not identify the subject site as containing any Aboriginal sites or places as shown in Appendix 4. The site is also not identified within Schedule 5 of the LEP as containing any items or places of heritage significance.</p> <p>Should any Aboriginal objects be uncovered during works, all works will cease in that location and contact shall be made with the appropriate person. In this regard, no further assessment against the requirements of clause 5.10 is required.</p>	<p>Yes</p>
<p>EC.3 Hazards</p>	<p>To minimise risk to life and property from hazards such as bush fires, flooding, landslip, land contamination, salinity and acid sulfate soils .</p>	<p><u>Flooding</u> – Not applicable to this proposal.</p> <p><u>Bushfire prone land</u> – the site is not identified as bushfire prone.</p> <p><u>Landslip</u> – Not known to be in a landslip area.</p> <p>Dwellings are designed to adapt to the sloped sites</p>	<p>Yes</p>

DCP	Controls	Review/Response	Comply
		<p><u>Land Contamination</u> – No known land contamination relates to the site. Not applicable to this proposal.</p> <p><u>Other Hazards</u> – The site is identified as Class 5 ASS, the lowest class. It is unlikely that ASS would be disturbed or exposed that it would cause a detrimental environmental impact.</p> <p><u>Mines</u> - The site is NOT identified to be within a proclaimed Mine Subsidence Area.</p>	
<p>DC.1 Lot Size and Dimensions</p>	<p>To ensure all new lots have a size and shape appropriate to their proposed use, and to allow for the provision of necessary services and other requirements.</p> <p>Residential</p> <p>i) Access handles must have a minimum width of 3.5 metres for single lots, and be constructed in accordance with Council’s Manual of Engineering Standards. No more than 2 lots may be serviced by a reciprocal right-of- carriageway which shall be centrally located within both access handles.</p> <p>j) A suitable building envelope with minimum dimensions of approximately 15 metres by 10 metres shall be provided behind the building line.</p>	<p><u>General</u> – Complies with applicable lot size and dimensions design considerations and Performance Criteria’s.</p> <p><u>Residential</u> – Complies with applicable Residential design considerations and Specific Controls.</p> <p>The proposed battle axe is a minimum of 3.5m wide, and slightly wider at the street connection point.</p>	<p>Yes</p>
<p>DC.2 Solar Access and Energy Efficiency</p>	<p>To encourage the design of residential subdivisions which</p>	<p>Complies with Solar Access and Energy Efficiency performance criteria. Shadow diagrams have been</p>	<p>Yes</p>

DCP	Controls	Review/Response	Comply
	<p>maximise solar access, allow flexibility in the siting of future buildings to take advantage of a northern orientation, and minimise reliance on private car use.</p>	<p>provided, inclusive of under eave calculations to provide a better understanding of the impacts resulting from the site topography that were previously not captured. The plans demonstrate that adequate areas of solar access are available to the POS of each dwelling.</p>	
<p>DC.3 Drainage, Water Quality & Soil Erosion</p>	<p>To preserve natural drainage systems, where practicable, and to provide for the repair and enhancement of environmentally significant and/or degraded land. To retard the flow of water, above natural volumes, into the natural drainage system and mitigate impacts from stormwater runoff.</p>	<p>Complies with Drainage, water quality and soil erosion performance criteria and specific controls.</p>	<p>Yes</p>
<p>DC.4 Landscape, Streetscape & Visual Impact</p>	<p>To maintain and enhance the existing rural character and landscape of the Maitland LGA. To create, maintain and enhance streetscape and minimise visual impact of subdivision proposals.</p>	<p>Complies with landscape, streetscape and visual impact general requirements. The proposal will not have a significant adverse impact upon landscape, streetscape or visual features of the immediate area as a result of the development.</p>	<p>Yes</p>
<p>DC.5 Effluent Disposal</p>	<p>Subdivisions are to be designed and located so that any effluent can be disposed of in an environmentally sustainable manner, with no adverse impact upon natural systems or adjoining/adjacent land.</p>	<p>Complies with effluent disposal general requirements and specific controls. The proposal site is capable of connecting to the existing reticulated sewer and services.</p>	<p>Yes</p>

DCP	Controls	Review/Response	Comply
DC.6 Roads & Access, Pedestrian & Cycleways	N/A	N/A	N/A
DC.7 Crime Prevention – Safer By Design	Effective design of subdivisions can reduce community fear as well as opportunities for crime.	Complies with crime prevention – safer by design, design principles.	Yes
DC.8 Site Filling	To ensure the environmental impact of site fill is properly assessed.	Complies with site filing general requirements. Cut and fill will be won onsite.	Yes
DC.9 Reticulated Services (Water/Sewer/Electricity/Telecommunications)	To provide appropriate utility services to all new lots in an efficient, co-ordinated and cost-effective manner, and to restrict subdivisions that create unreasonable or untimely demand for the provision or extension of services, having regard to ecologically sustainable development (ESD) and to ensure minimal environmental impact.	Complies with reticulated services performance criteria and specific controls. <u>Water and Sewer</u> – The development is capable of being serviced adequately by reticulated sewer and water. S.50 to be supplied prior to issue of SC. <u>Electricity</u> – The development is capable of being connected to existing electricity supply. Written confirmation to be provided prior to issue of SC. <u>Street Lighting</u> – N/A. <u>Telecommunications</u> – The development is capable of being connected into existing telecommunications.	Yes
IC.1 Entry Features	N/A	Not applicable to this proposal.	N/A
IC.2 Street Names	N/A	Not applicable to this proposal.	N/A
IC.3 House/Lot Numbering	Will be allocate by Council.	Council supplies a number for all new urban and rural lots created and has an adopted policy in this regard. A fee applies for this service.	Yes
Section D – Specific Areas			
The site is not located within a special, specific area.			