PERCEPTION PLANNING

DCP COMPLIANCE TABLE

FLOOD MOUND AND SHED FOR STOCK REFUGE

166 SCOTCH CREEK ROAD, MILLERS FOREST, NSW, 2324
(LOT 167 DP827601)

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Document Versions and Control

DCP Compliance Table, 166 Scotch Creek Road, Millers Forest

Version	Date	PP ref	Author	Reviewed by
1	26/06/205	DCP – 166 Scotch Creek Road, Millers Forest	HD	ED

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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. Where council is of the opinion that the proposed development is minor in nature and its location, size, height, bulk and proposed use will not adversely affect the amenity of the adjoining land, advertising of the development may not be required.	It is expected that the proposed development will require notification.	Yes
Part B – Environmental Guidelines			
B2 – **Domestic Stormwater**	a) Ensure that compliance with BASIX objectives and requirements are achieved. (b) Ensure that an acceptable standard of water quality is maintained within storm water lines and rain water storage tanks. (c) Ensure the most suitable rainwater storage method is employed pursuant to the relevant site conditions, including health and safety aspects of the	The site is considered large enough to then manage overflow downslope. There will be no adverse impact on receiving environments, waterways, or adjoining properties attributable to the proposal.	Yes

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	storage installation. (d) Ensure the method of laying storm water lines is in accordance with the relevant Australian Standard, (AS/NZS 3500.3:2003). (e) Ensure that storm water discharge points at kerbs and inter-allotment drainage pits are of an acceptable standard and location		
B3 – Hunter River Floodplain	The onus is on the proponent to provide an adequate level of information to support any 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.	The site is identified as a flood planning area. The minimum proposed top surface of the flood mounds are set at 3m and 5.1m AHD to enable safe flood refuge for livestock and equipment. Accordingly, it is identified that the proposed finished floor level is suitable as supported by the Flood Impact Assessment attached as **ATTACHMENT 3**. The Flood Impact Assessment has been conducted and confirms that the proposed development conforms to the recommended constraining criteria and limits the potential future impacts of cumulative development and is therefore considered acceptable from a cumulative development perspective.	Yes
B4 – Onsite Sewage Management System	This chapter applies to all land within the Maitland City Council Local Government Area that is not capable of	No additional dwellings are proposed, as such no OSSM additions are required.	N/A

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	being connected to a reticulated sewerage system.		
B5 – Tree Management	This section prescribes the types of trees and vegetation where development approval is required under clause 5.9 of the *Maitland Local Environmental Plan 2011*. These provisions only apply to urban land.	No trees or significant vegetation will be required to be removed for the proposed development.	N/A
B6 – Waste Minimisation & Management	This section only applies to a specific type of development – ancillary structures apply.	A SWMMP is provided as **ATTACHMENT 6.**	Yes
B7 – Environmentally Sensitive Land	This DCP chapter applies to all land within the Maitland Local Government Area (LGA) that contains riparian land and/or waterways.	The nearest waterway, being Scotch Creek, is approximately 23m from the closest toe of the proposed flood mound. As such, referral to NRAR will be required. The proposed flood mound is not likely to significantly impact the existing waterway. Appropriate erosion and sediment controls will be put in place to ensure that potential impacts are mitigated.	Yes
Part C – Design Guidelines *As the proposed development does not propose any built structures, the majority of the DCP does not apply.* *The proposed flood mound meets all key relevant DCP controls such as setbacks and external appearance.*			
C.8 - Residential Design			
2.1 Site Analysis and Site Context	The site plans and the Statement of Environmental Effects shall demonstrate	The proposed design and siting of the flood mound ensure consideration has been given to	Yes

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	that the site analysis and site context have been taken into account in producing a design solution which mitigates against potential negative impacts and integrates appropriately with the streetscape.	site constraints in order to avoid any negative impacts on the area. The proposed development considers the surrounding existing built and natural environments. Through considered orientation and positioning, the proposed flood mound minimises visual and environmental impact when viewed from surrounding locations. The proposed development is not considered to cause any potential impacts on adjoining or nearby residences given the generous setbacks and absence of adjoining structures. The siting of the proposed development will ensure no significant impact on streetscape. Further, the vegetation screening along Scotch Creek Road will limit visual impacts.	
4. Bulk Earthworks and Retaining Walls	4.1 A 'bulk earthworks plan (BEP)' shall be submitted with the development application for all forms of residential development showing the levels (relative to a datum benchmark at the site) of all finished ground levels for both the building platform and those areas of the site external to the building platform. 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	Earthworks associated with the proposed development will be for the creation of a flood mound and for foundations for the proposed shed. A Bulk Earthworks Plan is attached as **ATTACHMENT 2.**	Yes

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	show existing ground levels adjoining the perimeter boundaries of the land (refer to Figure 4 for sample BEP).		
	4.7 Cut and fill batters should not exceed a slope of 3:1 (horizontal to vertical ratio) to the natural ground level unless the foundation strata, type of material or compaction permits otherwise and Council is satisfied as to the stability of the site. All batters must be provided with both short term and long term stabilisation to prevent soil erosion.	The batter of the proposed flood mound will not exceed a slope of 3:1.	Yes
5. Street Building Setbacks	5.1 The minimum setback from the principal street frontage to the building line in the RU1 zone is 20 metres.	The proposed development will have a front setback to Scotch Creek Road of approximately 11m from the base of the batter and approximately 16m from the top surface to the front property boundary. This is less than the 20m minimum. The variation to this control is mitigated by the existing vegetation along the Scotch Creek Road frontage. The vegetation is not proposed to be removed, and will screen the proposed development from public viewpoints.	Variation proposed
	5.8 Building line setbacks for other zones are detailed in Table 1.	The proposed development will have a front setback to Scotch Creek Road of approximately 11m from the base of the batter and approximately 16m from the top surface to the	Variation proposed

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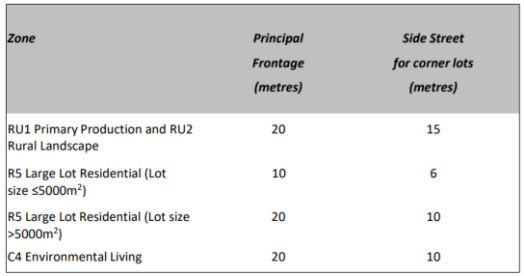
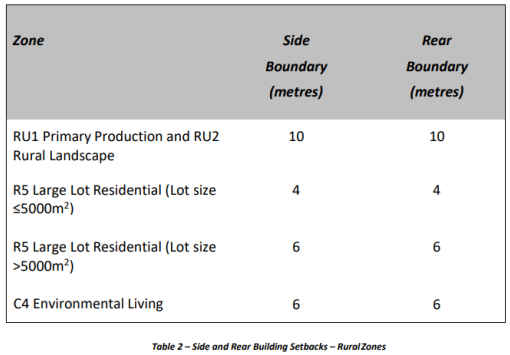
	 *Table I –Building Line Setbacks in Zones Other than Urban Residential Zones* **Zone** / **Principal Frontage (metres)** / **Side Street for corner lots (metres)** RU1 Primary Production and RU2 Rural Landscape: 20 / 15 R5 Large Lot Residential (Lot size ≤5000m²): 10 / 6 R5 Large Lot Residential (Lot size >5000m²): 20 / 10 C4 Environmental Living: 20 / 10	front property boundary. This is less than the 20m minimum. The variation to this control is mitigated by the existing vegetation along the Scotch Creek Road frontage. The vegetation is not proposed to be removed, and will screen the proposed development from public viewpoints.	
6. Side and Rear Setbacks	 *Table 2 – Side and Rear Building Setbacks – Rural Zones* **Zone** / **Side Boundary (metres)** / **Rear Boundary (metres)** RU1 Primary Production and RU2 Rural Landscape: 10 / 10 R5 Large Lot Residential (Lot size ≤5000m²): 4 / 4 R5 Large Lot Residential (Lot size >5000m²): 6 / 6 C4 Environmental Living: 6 / 6	The proposed flood mounds will include the following setbacks: - Rear Setback – Approx 343m - Side Setback to the North – Approx 50m - Side Setback to the South – Approx 9.68m As shown above, the proposed development partly varies the side setback controls for the southern boundary. However, the variation is of minimal significance as a development that strictly complies would not be a substantially different development and would have similar impacts on adjoining properties. Because of this, the proposed variation is considered to be acceptable.	Partial variation
7. Site Coverage and Unbuilt Areas	7.1 Site coverage shall satisfy the requirements detailed in Table 3 - Site Coverage and Unbuilt Areas. All development application plans for residential development shall provide a	Table 3 specifies a maximum site coverage of 60%, with minimum unbuilt area of 40%.	Yes

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	detailed 'percentage site coverage' calculation having regard to the requirements of Table 3. 7.2 Development shall have site coverage appropriate for the site's capability and form of development and site coverage shall be consistent with the desired future density for the locality.	The subject site, including the proposed development will retain in excess of 40% of unbuilt area.	
8. Building Height, Bulk, and Scale	Developments should be sited and be of a height and scale that cause no significant loss of amenity to adjacent dwellings and land. This can be achieved through: i. Building siting and height that are related to landform with minimal cut and fill; ii. Building forms that enable a sharing of views with neighbours; iii. Building bulk that is distributed to reduce impact on neighbours and on the public street; iv. Building height similar to, but not necessarily the same as, those in the public streetscape;	The proposed development is setback fittingly from front, side, and rear boundaries. The development is not in close proximity to any adjoining residences and as such will not create any overshadowing or amenity impacts.	Yes

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	v. Building to the side or rear boundary where privacy and solar access for neighbouring dwellings and their private open space is not compromised; and vi. The walls of a building, when located on a boundary, should be limited in length and height to minimise the impact on neighbours. 8.1 Maximum building height shall be in accordance with Table 4.		
9. External Appearance	9.1 The building design and the Statement of Environmental Effects that accompanies the proposal should demonstrate that the following matters have been addressed: a. Consideration of the existing character, scale and massing of development in the immediate area, including the surrounding landscape. b. Architectural interest encouraged by: • the use of finishes which are textured rather than bland; • providing stepping of walls, pergolas, eaves, verandahs and blade walls etc. to establish articulation and create light and shadow to a building	The proposed development will present a rural building form and will be consistent with recent nearby development. The proposed development is consistent with existing land uses and developments in the area and will not affect current or future land uses or development. Through considered design, orientation, and placement on the site, the proposed development minimises any environmental impacts and preserves the visual amenity of the rural setting.	Yes

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	• the coordinated use of diverse materials and appropriate decorative treatments c. Consideration of both typical and rare fenestration (door and window patterns) and the relationship between glazed and solid wall areas. d. Consideration of traditional relationship of roof mass to wall ratio, roof pitch and design, length of unbroken ridgelines, parapets, eaves and roof water guttering detailing. e. The design shall provide a variety of experiences for the residents and passers by thorough attention to silhouette, pattern, texture and colour. The amount and length of unbroken roof ridgelines, unpunctuated facades, fencing and repetitive form should be minimised. f. Design diversity should be achieved within and between developments by maximising the advantages of orientation, landforms, views and natural vegetation. g. Where a dwelling has an elevation to a principal street frontage then the design shall ensure that the building has		

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	its primary pedestrian entry point addressed to this street. This entry shall be reinforced by landscaping and, where appropriate, fencing to provide a clear entry statement. h. The following features of existing areas should be considered and integrated into new development where possible: • Traditional street and lane patterns • Street setbacks • Groupings of buildings • Corner feature sites • Pedestrian walkways • Promenades, squares and courtyards • Characteristic kerb and gutter treatment • Pavement design, materials and finishes i. Corner sites shall be developed such that the building(s) addresses both streets and has a well expressed side elevation that does not dominate the streetscape. j. Repetitive building designs should be avoided particularly in new residential subdivisions where there may be a		

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	number of sites being developed simultaneously. Repetitive street elevations generally do not achieve variety and interest in the streetscape – designs should ensure that key elements such as materials, colour schemes, fencing and driveway treatments, landscaping, window configurations and roof forms are distinct and give individuality to each development. k. That the relevant provisions in this DCP are taken into account where residential development is proposed within a Heritage Conservation Area or on a site of identified heritage significance under the Maitland Local Environmental Plan 2011. <u>Garaging</u> The following matters shall be taken into consideration when designing a development to minimise the dominance of garaging particularly on the public streetscape and communal areas internal to the development site: 9.2 Car parking structures such as garages and carports shall be designed as an integral part of the development		

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	and must be compatible with the overall building design in terms of height, roof form, detail, materials and colours. 9.3 Garages and carports, as a forward element in the design of a dwelling, are discouraged particularly where the dwelling and its associated garage has a direct address and access to a street. Forward projecting garages and carports may be considered where it can be demonstrated that the design of the garage makes a positive contribution to both the street and the architectural quality of the building. 9.4 The following treatments should be employed to reduce visual impact of garages and carports to a road frontage: a. Garages should be no greater in width than 50 per cent of the total width of the dwelling's frontage (eg. total width of dwelling's frontage is 15 metres therefore maximum width of garage doors to be no greater than 7.5metres); b. Where possible, garages of attached or detached dwellings which have a direct address to the street should not be located side by side;		

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	c. Where the garages of adjoining units are located side-by-side they should have staggered setbacks of at least 1.0 metre (refer Figure 18); d. The placement of wide eaves, awnings, pergolas or first floor projecting balconies/rooms over the garages to create shadow lines and provide greater articulation to the building (refer Figure 18); e. The use of materials of contrasting colour and/or texture for the walls and doors of each garage to create visual interestand a sense of separate identity for each dwelling unit – note that dark colours will make a garage visually recessive; f. The use of an irregular driveway alignment; g. Minimising the width and area of driveways to reduce the volume and rate of stormwater run-off and to increase the area available for landscaping; h. The selection of paving materials with contrasting colour and/or texture; i. The use of carports in lieu of garages as these more transparent structures		

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	can effectively reduce the bulk and mass associated with multiple garages.		
13. Landscape Design	Objectives: • To enhance the appearance, amenity, and energy efficiency of new development for the benefit of users and the community in general. • To encourage the use of water efficient landscape systems embracing the principals of water sensitive urban design (WSUD). • To encourage the integration of building and landscape elements. • To protect existing landscape features including natural landforms, watercourses and native vegetation and integrate them, where possible, with new development. • To enhance the acoustic environment (e.g.: through fencing, blade walls and location of open space areas) of a development and provide visual privacy and shade. • To blend new development into an established streetscape and neighbourhood.	No landscaping is proposed as part of this development. The site currently contains suitable existing vegetation which adds to the visual amenity of the site.	Yes

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	• To encourage the use of native plant species.		
15. Driveway Access and Carparking	Design Principles: • The design of driveways and parking areas should have regard to: o The widest range of user groups inclusive of disabled persons; o The safety of pedestrians, cyclists and vehicles; o Proximity and frequency of public transport; o Street facilities such as kerb inlet/drainage pits, poles and services, street trees, bus and taxi stands/shelters, distance to corners; o Street width, traffic volume and on-street parking; o Part E.3: Heritage Conservation Areas	Access is existing via Scotch Creek Road.	Yes
16. Views, and Visual and Acoustic Privacy	Objectives: • To encourage the sharing of views whilst not restricting the reasonable development potential of a site. • To site and design buildings to meet projected user requirements for visual and acoustic privacy.	The proposed development is consistent with existing land uses and developments in the area and will not affect current or future land uses or development. Through considered design, orientation, and placement on the site, the proposed development minimises any environmental impacts and preserves the visual amenity of the rural setting.	Yes

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	• To protect the visual and acoustic privacy of nearby buildings and private open space.		
18. Stormwater Management	Objectives: • To provide an effective stormwater management system which is sustainable and requires minimal maintenance. • To prevent erosion, sedimentation and other pollution. • To ensure that the rate of post-development stormwater discharge should be no greater than that of the pre-development stormwater discharge. • To ensure that control flow paths (eg: spillways, swales) are provided to cater for stormwater overflows. • To cater for flows entering the site and to ensure that there are no adverse effects from flows leaving the site. • To encourage the use of rainwater tanks as a means of reducing separate stormwater detention requirements and achieving more sustainable water reuse within the dwelling and for landscaping purposes.	The site is considered large enough to then manage overflow downslope. There will be no adverse impact on receiving environments, waterways, or adjoining properties attributable to the proposal.	Yes

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	• To ensure that drainage systems are designed for safety and that the systems avoid any potential for stormwater inundation of habitable floor areas.		
19. Security, Site Facilities and Services	Objectives: • To provide adequate personal and property security for residents via "Crime Prevention Through Environmental Design" principles – legibility, casual/natural surveillance, risk assessment and reinforcing territoriality. • To ensure that site facilities such as garbage bin enclosures, mail boxes, clothes drying areas, external storage facilities, exterior lighting and signage are designed to be functional, visually attractive and easy to maintain. • To ensure that all developments are adequately serviced with essential services in a timely, cost effective and efficient manner. • To ensure that essential amenities and communication facilities are integrated within the residential design.	The proposed development will increase safety and security on the site and within the area by providing a flood refuge for livestock and equipment.	Yes