PERCEPTION PLANNING

DCP COMPLIANCE TABLE

MULTI-DWELLING HOUSING (17 DWELLINGS, COMPRISING FIVE TYPOLOGIES, EACH TWO-STOREY IN FORM) AND STRATA TITLE SUBDIVISION

20 DUNMORE ROAD, LARGS, NSW 2320
(LOT 2 DP1155605)

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Document Versions and Control

DCP Compliance Table, 20 Dunmore Road, Largs

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1 (draft)	29/09/2025	DCP Compliance – 20 Dunmore Road, Largs	ED	MB/Client
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Maitland DCP 2011

DCP	Controls	Review/Response	Comply
Chapter C.8 Residential Design			
2.1 Site Analysis and 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. • To allow special consideration of unique building design where development is on land where slope is more than 20%.	A detailed site analysis plan is provided as drawing 004 in the architectural plans submitted with the DA. The site and its context have been considered 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.	Yes
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 – no existing dwellings are located on-site.	N/A
4. Bulk Earthworks and retaining walls	• 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.	Earthworks are required to level the site and provide level building pads of the dwellings and infrastructure installation. An existing stepped retaining wall exists along the rear (west) boundary TOW 10.270 to north corner and TOW 11.880 to the south corner The following retaining walls are proposed as shown in **APPENDIX 6 and 12**:	Varies

DCP	Controls	Review/Response	Comply
	• Walls greater than 1m shall be certified by structural landscaper and retaining shall be where appropriate be achieved by a series of separate retaining walls.	• along the south boundary 0.6m to a maximum of 1.8m to the rear of Units 1 through to 9. • along the north boundary at varying heights from 0.6m to a maximum of 1.4m to rear of Unit 10 and 1.8m to rear of Unit 16 • along the front (east) boundary to 1.822m to nil with the slope of the land near Unit 10. All imported fill will be certified VENM or EMNM, ensuring it is free from contamination and suitable for residential development. Please refer to further assessment provided under Clause 7.2 of the MLEP.	
5. Street Building Setbacks **6. Side and Rear Setbacks**	• The minimum building line to the principal street frontage is 5m. If located on a corner allotment the secondary street frontage setback to 3m is permitted. • where the allotment is an irregular due to geometry of the street the building line shall be a minimum of 4m. • 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. • Minimum side and rear setbacks for res buildings in urban zones shall be	<u>Street setback</u> By virtue of the subdivision approved under DA08/0684, the site sits behind two Lots and does not maintain a direct building line to Dunmore Road, except for the gun barrel driveway access. As such, no 'street setback' applies to the proposed development.	N/A
		The proposed development has been designed with the following setbacks: • Side (east and west) • Rear (north and south)	Varied side setbacks to the street network.

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<tr><th>DCP</th><th>Controls</th><th>Review/Response</th><th>Comply</th></tr>
<tr><td></td><td>- 0.9m for walls up to 3m in height
- 0.9m plus 0.3m for every metre over 3m and less than 7.2m.</td><td>All dwellings face the centre of the site, to achieve passive surveillance.
Each unit has a varied RL to suit the natural building pad in each location and divided into building types A, B, C, D and E.

Building type A – total height is 6.895m (3.895m above 3m x 0.3 = 1.1685m + 0.9) setback requirement 2.089m
Building type B – total height is 6.995m (3.995m above 3m x 0.3 = 1.1985m + 0.9) setback requirement 2.099m
Building type C – total height is 6.895m (3.895m above 3m x 0.3 = 1.1685m + 0.9) setback requirement 2.089m
Building type D – total height is 7.060m (4.060m above 3m x 0.3 = 1.218m + 0.9) setback requirement 2.118m
Building type E – total height is 7.070m (4.070m above 3m x 0.3 = 1.228m + 0.9) setback requirement 2.128m

<table><tr><th>Unit</th><th>Type</th><th>Side</th><th>Rear</th></tr><tr><td>1</td><td>A</td><td>2m (noncompliance = 0.089m)</td><td>3.5m</td></tr><tr><td>2 & 3</td><td>B</td><td>2.5m between units 1 & 2</td><td>3.5m</td></tr></table></td><td></td></tr>
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DCP	Controls	Review/Response	Comply

4 & 5	B	2.5m between units 3 & 4	3.5m
6 & 7	B	2.5m between units 5 & 6	3.5m
8 & 9	B	2.5m between units 7 & 8	3.5m
10	C	2.485m	5.280m
11 & 12	D	2.5m between units 10 & 11	5.480m
13 & 14	D	2.5m between units 12 & 13	5.725m
15 & 16	D	2.5m between units 14 & 15	5.975m
17	E	2m (noncompliance = 0.128m)	3375m

The minor noncompliance for Unit 1 is considered acceptable given no overshadowing or privacy impacts will occur to 22 Dunmore Rd or adjoining property. The noncompliance is primarily located adjoining the wall of the shed that is located on this site, and minor extent of the rear yard. No windows are located on the eastern elevation on of the first floor of this Unit adjoining the boundary, and a highlight window is located on the ground floor, ensuring privacy impacts are ameliorated.

DCP	Controls	Review/Response	Comply
		The minor noncompliance for Unit 17 to the rear boundary is considered acceptable given no residential use is located to the rear of the dwelling and thus amenity impacts will not occur.	
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 3,925m^2 or 64% which is compliant.	Yes
8. Building Height, Bulk and Scale	Maximum building height shall be in accordance with Table 4. Dual occupancy and Multi-dwelling Housing– 8m.	Proposed Dwellings are all two-storey in nature and below the 8m height limit, thus compliant.	Yes
9. External Appearance	Objectives: a) To encourage the creation of attractive, well-designed residential development. b) To allow flexibility in design and use of materials while encouraging high architectural standards. 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.	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. The design of the residential accommodation on the site maintains the existing overall form, character and diversity of buildings in Largs, with a contemporary design using traditional materials found in the town within the newly created residential estates or urban release areas. The use of neutral colours found in the area together with commonly found materials such as	Yes

DCP	Controls	Review/Response	Comply
		face brick, corrugated metal and cladded and painted walls all contribute to blending the building into the character of the town while maintaining a contemporary design approach.	
	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.	The proposed development includes a double or single lock up garage for each dwelling, integrated into the design, directly accessible from the access driveway from Dunmore Road. The car parking spaces have been designed generally in accordance with AS/NZS 2890.1:2004 and the DCP, and suitable access is provided to the individual parking spaces, as demonstrated in the Swept Path Assessment in Appendix A of the Traffic Report submitted with the DA.	Yes
10. Open Space	All ground level private open space must comprise a 'principal area' of minimum dimensions in accordance with Figure 20 – 6m x 6m; min 45m^2	POS is proposed to units 1, 2, 3, 4, 5, 6, 7, 8 and 9 within the front setback area fronting driveway, directly accessible from the living area of each unit and maintains northern solar access. POS is proposed to units 10, 11, 12, 13, 14, 15 and 16 within the rear setback area, directly accessible from the living area of each unit and maintains northern solar access. POS is proposed for unit 17 to the eastern solar access, directly accessible from living area.	Yes

DCP	Controls	Review/Response	Comply
		The POS measures between 32m^2 and 62.5m^2, with dimensions of approx. 6m x 7.7m, compliant with the requirements of this control.	
11. Sites with a boundary to a laneway	N/A	N/A	N/A
12. Accessibility and Adaptable Housing	Objectives: 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. b) To ensure that new development is accessible and useable by people with disabilities and mobility impairment. 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.	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, noting that a number of units incorporate a bedroom and bathroom at ground level. 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. Access report provided at **APPENDIX 16**.	Yes
13. Landscape Design	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 (e.g. landscape architect or horticulturalist) as meeting the objectives and design requirements of this chapter.	The siting of the proposed new dwellings and size of the lots allow for significant amounts of soft landscaping as well as other shrubs, plants and deep soil planting to be achieved, complimentary to the natural landscape that surrounds the site. A landscape plan been provided at **APPENDIX 8**.	Yes
14. Fencing and Walls	The landscape plan prepared for the development shall incorporate full details of all fencing proposed including: • location	New boundary and internal fencing to 1.8m high is proposed within the site as shown on the proposed landscape plans provided at **APPENDIX 8**.	Yes

DCP	Controls	Review/Response	Comply
	• height • materials • colours.		
15. Driveway Access and Car parking	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. The minimum number of off-street car spaces shall be as follows: I. One (1) space for each one or two bedroom dwelling; II. Two (2) spaces for each dwelling containing more than two bedrooms. One (1) visitor space for the first three dwellings and one (1) space for every five dwellings thereafter or part there of is required for multi-dwelling housing comprising five and more dwellings.	Each dwelling contains three bedrooms and therefore requires two car parking spaces each. A double lock-up garage is provided within the building design of units 1, 10, 11, 12, 13, 14, 15, 16 and 17 accessible directly from the proposed driveway to the front of each dwelling. A single lock up garage and parking space within driveway setback is provided within the building design of units 2, 3, 4, 5, 6, 7, 8 and 9 accessible directly from the proposed driveway to the front of each dwelling. A total of 4 visitor carparking spaces are required for the 17 dwellings. Five visitor carparking spaces have been provided adjacent to the rear boundary, thus compliant with the requirements of this control.	Yes

DCP	Controls	Review/Response	Comply
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 ensure the sharing of privacy and views between the proposed and any neighbouring dwelling is not compromised. Increased rear setbacks and proposed 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. 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 provided to cater for stormwater overflows.	All stormwater from roof area will be directed to the proposed on-site detention systems, to be installed onsite and is consistent with the DCP requirements. Civil stormwater plan is contained in **APPENDIX 12**.	Yes
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 internal driveway which connects to Dunmore Rd via the Gunbarrel driveway. Each dwelling has windows to facilitate this.	Yes

DCP	Controls	Review/Response	Comply
		Functional and visually unattractive facilities such as bin storage and clothes drying areas are set to the side or rear and out of site.	
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 or single garage with car space within driveway setback for each dwelling. 5 x visitor parking spaces are provided for the multi-dwelling parking requirements. Traffic report provided at **APPENDIX** 15	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	To protect remnant bushland, significant flora and fauna habitats and wildlife corridors from the impacts of subdivision and subsequent development, and to	Not applicable to this proposal. No native vegetation onsite.	N/A

DCP	Controls	Review/Response	Comply
	provide for the repair and enhancement of environmentally significant and/or degraded land.		
EC.2 Heritage and Archaeology	• 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.	Please refer to the assessment under Clause 5.4 of the MLEP within the SoEE and also within the Archaeology Report and Statement of Heritage Impact provided at **APPENDIX 13 and 14.**	Yes
EC.3 Hazards	To minimise risk to life and property from hazards such as bush fires, flooding, landslip, land contamination, salinity and acid sulfate soils.	Flooding – The site is identified as flood prone. The proposed development is located above the Hunter River Extreme Flood level, Flood report provided at **APPENDIX 14.** Bushfire prone land – The site is identified as Vegetation Buffer within bushfire prone land; a Bushfire assessment is provided at **APPENDIX 13.** Landslip – Not known to be in a landslip area. Land Contamination – Not known to contain any contamination. Other Hazards – 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. Mines – The site is NOT identified to be within a proclaimed Mine Subsidence Area.	Yes

DCP	Controls	Review/Response	Comply
DC.1 Lot Size and Dimensions	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. Residential 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. j) A suitable building envelope with minimum dimensions of approximately 15 metres by 10 metres shall be provided behind the building line.	N/A – no Torrens or community title subdivision proposed. The access handle off Dunmore Road is 9.997m	N/A
DC.2 Solar Access and Energy Efficiency	To encourage the design of residential subdivisions which 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.	Complies with Solar Access and Energy Efficiency performance criteria.	Yes
DC.3 Drainage, Water Quality & Soil Erosion	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.	Complies with Drainage, water quality and soil erosion performance criteria and specific controls.	Yes
DC.4 Landscape, Streetscape & Visual Impact	To maintain and enhance the existing rural character and landscape of the Maitland LGA.	Complies with landscape, streetscape and visual impact general requirements. The proposal will not have a significant adverse impact upon	Yes

DCP	Controls	Review/Response	Comply
	To create, maintain and enhance streetscape and minimise visual impact of subdivision proposals.	landscape, streetscape or visual features of the immediate area as a result of the development.	
DC.5 Effluent Disposal	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.	Complies with effluent disposal general requirements and specific controls. The proposal site is capable of connecting to the existing reticulated sewer and services.	Yes
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.	All imported fill will be certified VENM or EMNM, ensuring it is free from contamination and suitable for residential development.	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. Water and Sewer - The development is capable of being serviced adequately by reticulated sewer and water. S.50 to be supplied prior to issue of SC. Electricity - The development is capable of being connected to existing electricity supply. Written confirmation to be provided prior to issue of SC. Street Lighting - N/A. Telecommunications – The development is capable of being connected into existing telecommunications.	Yes
IC.1 Entry Features	N/A	Not applicable to this proposal.	N/A

DCP	Controls	Review/Response	Comply
IC.2 Street Names	N/A	Not applicable to this proposal.	N/A
IC.3 House/Lot Numbering	Will be allocated 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