

# **Part 5**

# **East Gunnedah**

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# **1. Introduction**

## **1.1 Introduction**

A Development Control Plan (DCP) is a statutory document that is formulated by Council to guide and facilitate orderly development. This Development Control Plan is supplementary to Gunnedah Shire Councils Local Environmental Plan 1998 (as amended).

The introduction of the Environmental Planning and Assessment Amendment (Infrastructure and Other Planning Reform) Act 2005, which amends the Environmental Planning and Assessment Act 1979 (EP & A Act) aims to reduce the number of DCP's to make it easier for planning authorities, business and the community to determine the controls that apply to a site.

The purpose is also to reduce the complexity of development controls by ensuring that DCP's do not conflict with each other or the Gunnedah Local Environmental Plan 1998 (as amended). DCP's can be site specific or include principles of development that are applicable to the Local Government Area.

This plan consists of two parts.

### **Part A: Development Control Plan No.6 - East Gunnedah**

Provides for an allotment and road layout for the area zoned Residential 2(a).

### **Part B: Masterplan Guidelines**

Provides an allotment and road layout for the area of land to the east and south of the defined Development Control Plan. The masterplan provides projected subdivision potential of East Gunnedah for future infrastructure development.

## **1.2 History of this Plan**

This plan is called Development Control Plan No. 6 - East Gunnedah.

This plan was adopted by the Gunnedah Shire Council on the 25<sup>th</sup> September 1998.

Amended on 17 May 2006.

## **1.3 Objectives of the Plan**

The Objective of the plan are to:

- Provide a road layout for subdivision of the subject land;
- Provide for open and public reserves which are appropriately located to service the development of the area itself and provide opportunities for links to adjoining future residential development;
- Maintain the natural backdrop formed by undeveloped ridgelines of Porcupine Lookout to the south;
- Achieve well designed urban form that respects the scenic value of the locality;
- Ensure that the residential density reflects the land capabilities;
- Provide measures for the sustainable management of stormwater quantity and quality;
- Utilise landscaping to enhance the visual quality of development;

## **1.4 Relationship to other Legislation**

This plan has been prepared in accordance with Section 72 of the Environmental Planning and Assessment Act 1979, and Environmental Planning and Assessment Act Regulations.

This Development Control Plan (DCP) supports the provision of the Gunnedah Local Environmental Plan 1998 (as amended).

Council is required to take into account the provisions of this Development Control Plan when assessing applications for development in the subject area, as required by section 79C of the Environmental Planning and Assessment Act 1979.

Where the Development Control Plan is inconsistent with the Gunnedah Local Environmental Plan 1998 (as amended), the latter will prevail.

Where there are inconsistencies between the requirements contained in this plan and any other Development Control Plans, the provisions of this plan shall prevail.

## **PART A**

### **2. Development Control Plan – 2(a) Residential Guidelines**

#### **2.1 Site Description**

The study area is located on uniform sloping terrain south from Stock Road north to Kamilaroi Road. Soils of the area consist of cracking clay soils such as black and brown clays.

#### **2.2 Land to which the Plan Applies**

This plan applies to the following:

| ROAD                                                       | ZONING            | LOT           | DP     |
|------------------------------------------------------------|-------------------|---------------|--------|
| Area bound by Pearson, Kamilaroi, Boundary and Stock Road. | Residential 2 (a) | Lot 1 to 14   | 826656 |
|                                                            |                   | Lot 54        | 755503 |
|                                                            |                   | Lot 1 and 2   | 881902 |
| Western lots adjoining Pearson Street                      |                   | Lot 1 to 6    | 247227 |
|                                                            |                   | Lot 13        | 879501 |
|                                                            |                   | Lot 11 and 12 | 713993 |
|                                                            |                   | Lot 12        | 879501 |
|                                                            |                   | Lot 10 and 11 | 878054 |
|                                                            |                   | Lot A         | 308977 |
|                                                            |                   | Lot 1 and 2   | 619686 |
|                                                            |                   | Lot 32        | 580010 |

Refer to Map 1: Proposed Development Area.

#### **2.3 Future Character**

The future character should reflect the following:

- Low Density Residential Development with allotment sizes ranging from 650 square metres to 2000 square metres;
- Dwelling designs that creates attractive streetscapes;
- Open spaces that provide recreation and environmental settings and corridors;

#### **2.4 Subdivision Layout**

Detailed requirements in relation to subdivision development are contained in Councils Subdivision Policy (21<sup>st</sup> December 2005).

Applicants are encouraged to discuss any intended subdivision proposal with Councils Environment and Development staff prior to finalising detailed plans.

#### **2.5 Catchment Description and Hydrology**

The subject site forms part of a catchment comprising of approximately 250 hectares of land.

Description of catchment:

- the existing development is on mild to moderate slopes south of the railway.
- future residential areas east of the existing residential areas, and south of the railway having moderate slopes that drain towards the railway and existing development
- steep scenic protection areas south of the subject land

All slopes drain northwards.

## 2.6 **Stormwater**

Where it is proposed to subdivide land between Pearson Street and Boundary Road for residential purposes, stormwater flows generated by the development shall be contained within underground piped system and easements that connect such flows down to Carroll Street and through to Osric Street drainage system.

Where it is proposed to subdivide land West of Pearson Street, stormwater will be directed down Pearson Street to Carroll Street and down through to Osric Street drainage system.

All stormwater runoff from buildings, internal carparking and roadway access shall be collected and piped, or directed to the street gutter or to an appropriate drainage easement.

Where required, stormwater drainage systems are to be provided in accordance with Councils engineering requirements and specifications.

Stormwater from roofed surfaces will be captured into appropriate sized rainwater tanks to ensure site discharge. Refer to Development Control Plan 14 – Water Management (amended 18<sup>th</sup> August 2005). Rainwater is encouraged to be used to water landscaped areas and other suitable uses.

## 2.7 **Soil Management**

The applicant must demonstrate that consideration has been given to the potential for soil erosion to occur during subdivision and of the development area.

Where the potential for soil erosion is identified, the applicant must demonstrate the measures which will be employed to control the erosion and sedimentation, during the construction and development stage. The preparation of an erosion and sediment plan may be required by Council prior to the construction phase.

## 2.8 **Local Open Space**

The plan provides for passive open space throughout the development area. Certain areas of open space are also utilised as drainage corridors.

The corner of Pearson, Kamilaroi and Carroll Street has been proposed as open space. This is for the purpose of traffic control and provision of stormwater management.

Open space will be provided in accordance with the Development Control Plan Map and the guidelines contained in the Gunnedah Shire Councils Contributions Plan and Development Services Plan under Section 94 of the Environmental Planning and Assessment Act 1979 and Section 64 of the local Government Act 1993.

## 2.9 **Kerb and Guttering**

Kerb and guttering is required to be constructed within the following zones of the development area:

- Residential 2 (a)

Refer to Councils Subdivision Policy and Engineering guidelines for specifications on kerb and guttering developments.

Section 217 of the Roads Act 1993 allows a roads authority to recover costs for paving, kerbing and guttering footways under the following conditions:

1. The owner of land adjoining a public road is liable to contribute to the cost incurred by a roads authority in constructing or paving any kerb, gutter or footway along the side of the public road adjacent to the land.
2. The amount of the contribution is to be such amount (not more than half the cost) as the roads authority may determine.(except as provided by S217)

In most instances the Roads and Traffic Authority will assume the role of Road Authority.

**2.10 Standard Road Widths**

Below are the standard road widths as outlined in Council's Subdivision Policy (amended 21<sup>st</sup> December 2005)

| <b>Residential</b>                      | <b>Road Reserve</b> | <b>Carriageways</b> | <b>Footways</b> |
|-----------------------------------------|---------------------|---------------------|-----------------|
| • <i>local distributors (bus route)</i> | 22m                 | 13m                 | 2/4.5m          |
| • <i>local distributors</i>             | 20m                 | 11m                 | 2/4.5m          |
| • <i>local &amp; access</i>             | 18m                 | 9m                  | 2/4.5m          |
| • <i>minor &amp; cul-de-sac</i>         | 17m                 | 8m                  | 2/4.5m          |

**2.11 Access and Roadworks**

The design of access points and internal circulation should be such that all vehicles can enter and leave the site in a forward direction.

Access to or from a site shall be located where it causes the least interference to vehicular and pedestrian traffic on a public road.

Access driveways across footpaths are to be hard sealed. Refer to Councils Engineering guidelines for construction specifications of driveways.

The creation of lots with battleaxe handles are discouraged by Council.

**2.12 Electricity and Telecommunications**

Underground electricity and telephone services are to be provided in new developments within the defined area of the Development Control Plan, to the satisfaction of Country Energy and Telstra.

Where required by Council, street lighting is to be approved or upgraded in accordance with Australian Standard AS 1158 – Street Lighting.

**2.13 Building Setbacks**

All allotments must have frontage to a public road.

Minimum Building Setbacks are listed below:

|                    |                         |
|--------------------|-------------------------|
| 2(a) Residential A | 7.5 metres              |
| (Corner Blocks)    | 7.5 metres x 7.5 metres |

Refer to the Gunnedah Building Setbacks Map for the minimum building lines within the development area.

**2.14 Landscaping**

Landscaping within the development control plan should:

- Landscaping should recognise and enhance the local character of the area;
- Be of an appropriate scale;
- Wherever appropriate, incorporate existing significant vegetation;
- Encourage the planting of trees for a hydrological function to aid with the retarding of stormwater flow.

**2.15 Provision of Services**

Detailed requirements in relation to the provision of services are contained in Councils Subdivision Policy (21 December 2005). These include:

- Construction of roads
- Water
- Sewer

- Stormwater

#### **2.16     Section 94 Contributions Plan**

Section 94 of Environmental Planning & Assessment Act 1979 and Part 4 of the Regulations empowers Council to levy contributions from developers for the provision of public amenities and services.

Developers are required to make a financial contribution and/or land dedication towards the provision of:

- Public amenities or public services;
- Stormwater Services.

Refer to Gunnedah Shire Council's Contributions Plan and Development Services Plan (21 November 2001) for further details on the levying of such contributions.

#### **2.17     Section 64 Development Servicing Plan**

Section 64 of the Local Government Act 1993 (as amended) empowers Councils to levy contributions from developers for the provision of:

- Water supply
- Sewerage Services
- Stormwater Services

Refer to Gunnedah Shire Council's Contributions Plan and Development Services Plan (21 November 2001) for further details on the levying of such contributions.

#### **2.18     Other Development**

All other development shall comply with the appropriate provisions of Gunnedah Local Environmental Plan 1998 (as amended).



## **PART B**

### **3. Masterplan Guideleines**

#### **3.1 Site Description**

The upper reaches of the Osric Street Catchment south of Stock Road are bounded on the south, west and easterly aspects by well defined ridges.

A 7(d) Environmental Protection zone adjoins the development area south of Stock Road which is classified as Bushfire Prone Land – Vegetation Category 1 as specified by the NSW Rural Fire Service Gunnedah Local Government Area Bushfire Prone Map (10 September 2003) .

Soils of the area consist of cracking clay soils such as black and brown clays.

#### **3.2 Land to which the Plan Applies**

This plan applies to the following:

| ROAD                                                      | ZONING                 | LOT                                              | DP                                      |
|-----------------------------------------------------------|------------------------|--------------------------------------------------|-----------------------------------------|
| Area bound by Pearson, Kamilaroi, Boundary and Stock Road | Future Urban 1(d)      | Lot 2<br>Lot 1 to 4<br>Lot 4 to 6<br>Lot 7 to 10 | 802414<br>1077631<br>1074158<br>1029325 |
| Area East of Boundary Road                                | Future Urban 1(d)      | Lot 1 and 2<br>Lot 1<br>Lot 1                    | 815374<br>868105<br>105228              |
| Area South of Stock Road                                  | Future Urban 1(d)      | Lot 84<br>Lot 1 and 2                            | 755503<br>807972                        |
|                                                           | Rural Residential 1(c) | Lot 476                                          | 755503                                  |

Refer to Map 1 – Proposed Development Area – East Gunnedah.

#### **3.3 Future Character**

The future character should reflect the following:

- Low Density Residential Development with allotment sizes ranging from approximately 650 to 3500 square metres;
- Rural Residential Development to the South of Stock Road and East of Boundary Road;
- Future Housing Development should incorporate the 6(a) Open Space and 7(d) Environmental Protection Zones to the south;
- Construction of Stock Road through to Kamilaroi Road.

#### **3.4 LEP Amendment No. 11 - Lot 4 DP 1077631**

Gunnedah Local Environmental Plan 1998 Amendment No.11 aims to allow Lot 1 DP 802414 to be subdivided, with the consent of Council, into 30 lots. Council has issued development consent for the 30 subject lots, of which 11 lots have been registered.

#### **3.5 Stormwater**

Stormwater generated south of Stock Road will be directed down Pearson Street to Carroll Street and into Osric Street drainage system.

Stormwater generated east of Boundary Road will be directed down Boundary Road.

### 3.6 **Kerb and Guttering**

Kerb and guttering will be required to be constructed along Stock and Boundary Roads and all new road infrastructure to accommodate stormwater flow from the top of the Porcupine / Osric Street and Boundary Road catchments.

### 3.7 **Building Setbacks**

All allotments must have frontage to a public road.

Minimum Building Setbacks are listed below:

*Lot 4 DP 1077631*

|                   |                        |
|-------------------|------------------------|
| 1(d) Future Urban | 10 metres              |
| (Corner Blocks)   | 7.5 metres x 10 metres |

*Stock Road Frontage*

|                   |                        |
|-------------------|------------------------|
| 1(d) Future Urban | 10 metres              |
| (Corner Blocks)   | 10 metres x 7.5 metres |

|                        |                                                                                                                                                                        |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1(c) Rural Residential | 25 metres from front boundary<br>(Refer to Development Control Plan 10 - Rural Residential Development for further information on setbacks in rural residential zones) |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Refer to Councils Building Setbacks Map for the minimum building lines within the development area.

### 3.8 **Bushfire Risk**

Development to the south of Stock Road should incorporate measures to minimise bushfire risk and potential harm to human life, the natural environment and property.

Development on designated Bushfire Prone Land may require an application to obtain a Bushfire Authority from the Commissioner of NSW Bushfire Service. The type of bushfire assessment will depend on the type of development that is proposed. Development proposals should include bushfire risk assessment and designed in accordance with the NSW Rural Fire Service Planning for Bushfire Protection Guidelines 2001.

The development types include:

- High Risk Development
- Other Development

#### **High Risk Development**

This type of development is more vulnerable to bushfire risk and requires a Bushfire Safety Authority from the NSW Rural Fire Service.(Section 100B Rural Fires Act 1997) This development becomes 'integrated development' under s91(1) of the EP&A Act 1979.

The term High Risk Development is used to refer to those development types that are more difficult to evacuate or are potentially more susceptible in a bushfire emergency. High risk development types are listed under section 100B(1) and (6) of The Rural Fires Act 1997. These developments include the subdivision of bushfire prone land that could lawfully be used for residential or rural residential purpose.

A Bushfire Safety Authority authorises development for a particular purpose, providing that it complies with standards regarding setbacks, provision of water supply and other matters considered by the Commissioner to be necessary to protect persons, property or the environment from danger that may arise from a bush fire.

Matters that must be contained in an application for a Bush Fire Safety Authority are listed under clause 46 of the Rural Fires Regulation 2002.

Other Development

This type of development does not require a Bush Fire Safety Authority (Class 1, 2 and 3 Buildings as classified under the Building Code of Australia).

**3.9 Stock Road : Dual Carriageway including Open Space Reserve**

It is proposed that Stock Road be constructed through to Kamilaroi Road and continue as a dual carriageway with a central open space reserve as per the existing Stock Road reserve.

**3.10 Electricity and Telecommunications**

Underground electricity and telephone services are to be provided in new developments west of the service line as defined by the masterplan, to the satisfaction of Country Energy and Telstra.

Where required by Council, street lighting is also to be approved/upgraded in accordance with Australian Standard AS 1158 – Street Lighting.









