



Gunnedah Development Control Plan 2012 – Assessment Table

It is noted that due to the quite unique nature of the land use and the location of the Koala Sanctuary on RU1 Zoned land, many of the controls within the Gunnedah DCP 2012 do not specifically relate to the development. The following table addresses those controls that do apply.

Control	Requirement/Control	Proposal	Compliance
Section 2: GENERAL HOUSING AND ANCILLARY RESIDENTIAL STRUCTURES DEVELOPMENT CONTROLS			
2.1.1 Building Setbacks	Dwellings within the RU1 zone are to be setback 25m from sealed roads and 200m from unsealed roads. Dwellings are to have a minimum 10m setback from side and rear boundaries that do not front roads.	The proposed dwelling is setback approximately 80m from the front boundary which addresses the Oxley Highway (a sealed road), is setback in excess of 250m from Hunt Road, in excess of 50m from the eastern side boundary and in excess of 700m from the rear northern boundary.	Yes
2.1.2 Building Height of a Dwelling	Measured from the natural ground level to: <ul style="list-style-type: none"> • Top of the ridge: maximum 10m. 	The proposed dwelling is less than 5m in height.	Yes
2.1.4 Privacy	<ul style="list-style-type: none"> • Single storey development that meets the setbacks, do not require specific privacy controls. Development of more than one storey should locate and size windows to habitable rooms to avoid facing onto windows, balconies or courtyards of adjoining dwellings. 	The proposal meets the required setback provisions.	Yes

2.1.5 Design and Solar Access	<ul style="list-style-type: none"> • No windowless facades at the street frontage(s). • Development must have reasonable access to sunlight and must not unduly impede solar access to adjoining dwellings. • Dwellings are to be positioned to maximise solar access to living areas. 	The proposed dwelling (and also the proposed accommodation for the volunteers – although not subject to these provisions) does not include windowless facades, has good access to sunlight to internal living areas and will not impede solar access to adjacent dwellings.	Yes
2.1.11 Ridgelines	<ul style="list-style-type: none"> • Development shall protect key landscape features, being the dominant ridgelines and slopes and the intermediate ridges forming a visual backdrop to existing and future urban localities and places of special landscape amenity. • Development should not be visually intrusive or degrade the environmental value, landscape integrity or visual amenity of land. • The development roof lines must not project above the ridgeline where visible from any public road or place. • The dwelling-house and associated buildings will be constructed from low reflectivity building materials and incorporate colours which are visually unobtrusive in relation to the surrounding environment. 		Yes
Section 6: GENERAL DEVELOPMENT SPECIFICATIONS			
6.2 Parking requirements	<ul style="list-style-type: none"> • Parking must be provided as per the Schedule in Appendix 1 to the DCP. • Where calculation of parking spaces required results in a fraction of a space, the total required number of spaces will be the next highest whole number. • Parking and traffic requirements will be based on consideration of: <ul style="list-style-type: none"> o likely peak usage times; o the availability of public transport; o likely demand for off street parking generated by the development; o existing traffic volumes on the surround street network; and o efficiency of existing parking provision in the location. • Parking is to comply with AS 2890.1 Parking Facilities. 	<p>The proposal is supported with a detailed Traffic Impact Assessment which assess the proposed development against the relevant provisions of DCP, relevant Australian Standards and RMS requirements. The Traffic Impact Assessment concludes the following:</p> <p><i>“The total maximum parking demand (for day visitors, staff, and volunteers) is estimated to be 46. The total of sealed on-site parking spaces provided is 50 (not including the approx. 50 overflow car spaces near the site entrance).</i></p> <p><i>Therefore, adequate parking is provided on site for visitors, staff, and volunteers.”</i></p>	Yes

The Traffic Impact Assessment also provides the following recommendations:

“Recommended improvements to accommodate the increase in site traffic essentially relate to safety and amenity improvements:

- *Upgrade and widen Hunts Road to provide a 6.2m seal with 1.5m shoulders.*
- *Investigate whether the 80km/h speed zone on the Oxley Highway can be extended to west of the Hunts Road intersection. This may require a safety evaluation of this stretch of road, and an application to TfNSW for a speed zone review.*
- *If the speed zone cannot be extended, widen the road shoulders to provide basic left and right turn treatments.”*

Subject to the implementation of the recommendations of the Traffic Impact Assessment, the proposal is considered satisfactory and compliant with the objectives and provisions of the DCP with respect to parking and traffic generation.

6.3 Landscaping	<ul style="list-style-type: none"> • Location and grouping of plant types shall be multi-functional providing privacy, security, shading and recreation functions. • Landscaping for shading shall be provided in outdoor car parking areas where >10 spaces are required, to provide shading and soften the visual impact of large hard surfaces. • Shade structures shall be provided for 30% of parking spaces in outdoor car parking areas where ≥30 spaces are required, to provide shading and soften the visual impact of large hard surfaces. • Landscaping shall comprise low maintenance, drought and frost tolerant species. 	<p>The position of the proposed buildings at the site which has the context of a rural setting and contains remnant vegetation is such that shade trees and vegetation already exist over the site.</p> <p>Notwithstanding, the proposal is supported with a detailed landscape plan which identifies significant new plantings and regeneration of vegetation across the site.</p> <p>The landscape design includes an array of species including low maintenance, drought resistant species.</p> <p>The landscaping will complement the proposed Koala Sanctuary buildings. The proposed landscaping will</p>	Yes
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		enhance the outdoor components of the facility, increasing vegetation for future wildlife to be accommodated at the site and also providing a visually pleasing environment for the enjoyment of visitors.	
6.4 Outdoor lighting	<ul style="list-style-type: none"> All developments shall demonstrate compliance with AS 4282 Control of Obtrusive Effects of Outdoor Lighting. Sweeping lasers or searchlights or similar high intensity light for outdoor advertising or entertainment, when projected above the horizontal is prohibited. Illuminated advertising signs should be extinguished outside of operating hours, or 11pm, whichever is earlier. 	The proposal will be constructed to accord AS 4282 Control of Obtrusive Effects of Outdoor Lighting and will not include sweeping lasers or searchlights or similar high intensity light for outdoor advertising or entertainment, projected above the horizontal.	Yes
6.5 Outdoor Advertising / Signage	<ul style="list-style-type: none"> Where there is potential for light spill to adjoining properties, all illuminated signage shall be fitted with a timer switch to dim or turn off by 11pm each night. Signage must comply with SEPP 64 – Advertising and Signage Schedule 1 Assessment Criteria. Advertising in rural zones may only: <ul style="list-style-type: none"> - advertise a facility, activity or service located on the land; or - direct travelling public to a tourist facility or building or place of scientific, historical or scenic interest within the area. It cannot include the names of proprietary products or services or sponsoring businesses. Each sign must be sited a minimum distance of 1km from each other. External illumination to signs must be top mounted and directed downwards. The following types of signs are not acceptable: <ul style="list-style-type: none"> - Electronic trailer mounted road signs used for promotional or advertising purposes; 	<p>The proposal includes business identification signage and directional signage.</p> <p>The signage is set out in detail within the amended DA drawing and assessment of the signage against the provisions of the DCP and the SEPP 64 is provided in the letter prepared by Stewart Surveys dated 31 March 2021.</p>	Yes

- A roof sign or wall sign projecting above the roof or wall to which it is affixed;
- Flashing or intermittently illuminated signs (other than those within a shop window);
- Advertisements on parked motor vehicles or trailers (whether or not registered) for which the principal purpose is for advertising;
- Signs fixed to trees, lights, telephone or power poles;
- Signs which could reduce road safety by adversely interfering with the operation of traffic lights or authorised road signs;
- Any sign which would in the opinion of Council, be unsightly, objectionable or injurious to the amenity of the locality, any natural landscape, public reserve or public place.
- Numerous small signs and advertisements carrying duplicate information; and
- Overhead banners and bunting, except in the form of temporary advertisement.

6.6.1 Environmental Effects	<ul style="list-style-type: none"> • The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to: <ul style="list-style-type: none"> o Traffic o Flood liability o Slope o Construction impacts o Solid and Liquid Waste o Air quality (odour and pollution) o Noise emissions o Water quality o Sustainability 	The potential environmental impacts are considered within the Statement of Environmental Effects and associated Attachments submitted with the DA.	Yes
6.6.2 Erosion and Sediment Control	<ul style="list-style-type: none"> • Runoff shall be managed to prevent any land degradation including offsite sedimentation. 	The proposal has been designed with erosion and sediment control in mind. The proposal is supported by a Stormwater Management Plant and subject to the	Yes

	<ul style="list-style-type: none"> Reference shall be made to the NSW Governments Managing urban stormwater: soils and construction Volume 1 (available from Landcom), commonly referred to as “The Blue Book”. Cut and fill will be minimised and the site stabilised during and after construction. Arrangements are to be in place to prompt revegetation of earthworks to minimise erosion. 	<p>implementation of the Plan the proposal will satisfy the provisions of Part 6.6.2 of the DCP.</p>	
6.6.3 Conflicting Land Uses	<ul style="list-style-type: none"> Buffers are an important tool to reduce land use conflicts where competing or conflicting uses are proposed. <p>People intending to develop within a rural area or within the rural/residential interface should contact Council to find out about the buffer requirements for their locality, site and the land use proposed.</p> <p>Buffer zones and management options will vary according to the significance of a site, its locality, the topography of the land and its relationship to a range of other geographic and culturally relevant factors.</p>	<p>The rural site is considered suitable to accommodate the proposed Koala Sanctuary.</p> <p>The potential environmental impacts of the development are assessed in detail within the Statement of Environmental Effects and associated Attachments submitted with the DA.</p> <p>The assessment demonstrates that subject to the implementation of recommendations within the various technical reports (e.g. Bushfire Assessment Report, Acoustic Impact Assessment and Traffic Impact Assessment), the proposed use will have minimal adverse impacts on adjacent land uses.</p>	Yes
6.6.4 Waste Management	<ul style="list-style-type: none"> General waste storage and collection arrangements shall be specified. 	<p>A Waste Management Plan will prepared and submitted at Construction Certificate stage of the development.</p> <p>Notwithstanding, the design of the proposed development allows for the storage and collection of waste on site for the various components.</p>	Yes
6.6.5 Noise	<ul style="list-style-type: none"> Where relevant, applications are to contain information about likely noise generation and the method of mitigation. 	<p>The use of the site as a Koala Sanctuary is not expected to create adverse acoustic impacts. The site has an established history of being used for recreation purposes and the proposed use of the site will not generate an acoustic impact that will disrupt or disturb adjacent rural and industrial zoned land users. A detailed Noise Impact Assessment has been prepared and is included at Attachment 14.</p>	Yes

The Noise Impact Assessment considered noise from operation of the site, vehicles movements on site and traffic noise on generated on Oxley Highway. The assessment was conducted in accordance with the Noise Policy for Industry (NPfI) and Road Noise Policy (RNP). The acoustic assessment concluded that the predicted noise levels comply with all relevant criteria and no adverse impact on surrounding residential receivers is expected as a result of the proposed development.
