This Development Control Plan has been prepared in accordance with the provisions of the Environmental Planning and Assessment Act, 1979. The Plan was adopted by the Upper Hunter Shire Council at its meeting on 27 February 2012.
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1.0 Introduction

1.1 Name of this DCP

This DCP is known as the St Aubins Development Control Plan 2012. It has been prepared pursuant to the provisions of Section 74C of the *Environmental Planning & Assessment Act, 1979.*

This DCP was adopted by the Upper Hunter Shire Council on 27 February 2012.

1.2 Land to which this DCP Applies

This DCP applies to approximately 65 hectares of Lot 2 DP 804243 that is zoned ‘Zone No 2 (a) (Residential “A” Zone)’ under *Scone Local Environmental Plan 1986,* as shown in Figure 1.

**Figure 1: Land to which this DCP applies**
1.3 The Purpose of this DCP

This DCP is to fulfil the statutory requirements within Clause 46 of Division 10 – Special Requirements in Scone Local Environmental Plan 1986. It is noted that all matters outlined in Clause 46(4) for preparing a DCP for the St Aubins area were given due consideration. Further, DCP provisions for the matters in parts (i), (j) and (k) have not been included in this DCP as they are not commensurate with the scale and nature of the St Aubins development.

The DCP is an advisory plan which is designed:

- To provide more detail in relation to development made permissible under the Scone LEP 1986 (as amended) and to present supporting or explanatory material in relation to the LEP;
- To establish a framework for development control within the site known as ‘St Aubins’ and setting out Council’s and the community policies for directing development in the subject area.
- To be a flexible document allowing for a level of interpretation that can address changing demands for new residential development over time.
- To indicate Council’s objectives and policies for the area which can form the basis for negotiations should a departure from the provisions of this DCP be sought.

1.4 Structure of this DCP

This DCP is structured as follows:

Part 1: Sets out the administrative provisions of this DCP.

Part 2: Outlines the Vision and Key Objectives for the St Aubins area.

Part 3: Outlines the Key Development Principles and Controls for residential development.
2.0 Vision and Development Objectives

2.1 Vision for St Aubins

The vision for St Aubins is to create a high quality residential development that facilitates the orderly growth of the Scone townsite. Residential streets will be interconnected and legible to establish safe local streets and convenient access in and out of the development area.

Within the overall development, sites have been earmarked for education and seniors living purposes. This is to encourage the establishment of social infrastructure and activities that build a sense of community strength.

Riparian areas will be preserved and water management facilities will be provided to ensure minimal environmental impacts result from residential development. A connected pedestrian and cycling pathway network will align with the riparian corridors and connect to existing pathways in Scone.

2.2 Key Development Objectives

Key Development Objectives for St Aubins are:

1. To ensure that development contributes positively to Scone and the Upper Hunters Image.
2. To deliver residential land for the orderly expansion of the Scone townsite.
3. To facilitate urban development that meets environmental sustainability objectives.
4. To ensure all development achieves a high standard of urban and architectural design quality.
5. To promote housing that provides a high standard of residential amenity.
6. To maximise opportunities for education and seniors living activities.
7. To promote walking and cycling, and provide good access to transport.
8. To maximise opportunities for future residents to access and enjoy the outdoors.
9. To protect riparian corridors, significant trees and vegetation.
10. To ensure the protection of water quality standards and provide water management systems and erosions controls, including during construction.
11. To attract and stimulate investment in the area.
2.3 St Aubins Concept Development Plan

Development is to be undertaken generally in accordance with the Concept Development Plan (CDP) in Figure 2 subject to compliance with the objectives and development controls set out in this DCP.

The CDP is a general guide to developing the site and variation from the CDP is permitted providing development is consistent with the Vision and Development Objectives for St Aubins.

Figure 2: Concept Development Plan

2.4 St Aubins Preferred Land Use Plan

Development is to be undertaken generally in accordance with the Preferred Land Use Plan (PLUP) in Figure 3 subject to compliance with the objectives and development controls set out in this DCP.
The PLUP is a general guide to allocating land uses to encourage certain activities within the St Aubins development. Accordingly, PLUP does not limit or prevent any other activities that are permissible under the LEP zoning.

**Figure 3: Preferred Land Use Plan**
3.0 Development Principles and Controls

3.1 Infrastructure Delivery and Development Staging

Objectives

(1) Ensure the orderly development of the land and assist in the coordinated programming and provision of essential infrastructure and services.

Controls

(1) Appropriate essential infrastructure, services and facilities are to be established with the timely staging of development.
(2) Staging and sequencing of the residential development is to generally occur in accordance with the staging strategy in Figure 4. The size and boundaries of Stages are subject to change dependent on expectant demands for new residential allotments.

Figure 4: Indicative Staging Strategy
3.2 Public Road Network and Street Design

Objectives

(1) Provide a hierarchy of interconnected streets that enables safe, convenient and legible access.
(2) Provide easily accessible connections to Gundy Road.
(3) Ensure carriageways and verges match the function of the road.
(4) Provide adequate land within verges for infrastructure, landscaping and pathways (if provided).

Controls

(1) The public street network is to be provided generally in accordance with Figure 5.
(2) Street design is to comply with the minimum standards in the cross-sections detailed in Figure 6.
(3) Alternative street designs for local streets may be permitted on a case-by-case basis if the functional objectives and requirements of the street design are maintained.
(4) Culs-de-sac roads are permitted, particularly in locations where constraints are present such as sloping land and physical barriers (i.e. high voltage transmission lines and riparian corridors).
(5) Roundabouts are to be provided where a signed intersection cannot adequately manage traffic flows.
(6) Verges abutting open space and riparian areas may be reduced to 1m in width providing no servicing infrastructure is installed on the non-residential side of the road.
(7) A Traffic Impact Assessment that is prepared in accordance with the RTA’s ‘Guide to traffic generating developments’ is to be submitted with a Development Application for a proposal expected to generate significant traffic volumes.
Figure 5: Indicative Road Hierarchy
Figure 6: Road Sections (Minimum Standards)

**Collector Road**

**Local Road**
3.3 Pedestrian and Cycle Network

Objectives

(1) Provide a convenient, efficient and safe network of pedestrian and cycleway paths for the use of the local residents, within and beyond the St Aubins site.
(2) Provide easily accessible connections to existing pathway networks.
(3) Promote the efficient use of land by allowing pedestrian pathways and cycleways to be located within open spaces wherever practical.

Controls

(1) Key pedestrian and cycleway routes are to be provided generally in accordance with Figure 7.
(2) The pedestrian and cycle pathway network is to:
   (a) provide safe and convenient linkages between residences and open space systems, schools, community facilities and shops, and
   (b) respond to the topography and achieve appropriate grades for safe and comfortable use where possible.
3.4 Biodiversity, Open Space and Landscape Strategy

Objectives

(1) Conserve trees and other vegetation of ecological, aesthetic and cultural significance.
(2) Provide and protect continuous riparian corridors which contain habitat features.
(3) Promote riparian areas for passive open space uses and activities.
(4) Promote and maintain perennial vegetation to minimise groundwater leakage.

Controls

(1) Landscaping and open spaces are to be generally provided in accordance with Figure 5.
(2) Riparian areas are to be protected and enhanced.
(3) An ecological assessment is to be submitted with a Development Application for subdivision.
(4) Significant trees are to be retained where possible and trees proposed for removal are to be identified in each Development Application.

(5) Establishment of a native tree and shrub corridor(s) incorporated within the streetscape to act as salinity intercept planting. Further native plantings are encouraged for the identified riparian corridor and buffer zone. Note: the Salinity Management Plan (based on appropriate modelling) should identify the scale of vegetation planting, location and suitable local plant species (local provenance seed stock).

Figure 8: Landscape Strategy

3.5 Flooding and Water Management

Objectives

(1) Manage stormwater discharge in a manner that minimises impacts on downstream receiving waters.

(2) Minimise the potential impact of flooding on residential development.

(3) Mitigate the impacts of urban development on stormwater quality.

(4) Minimise soil and erosion during construction and following completion of development.
Controls

(1) A Stormwater Management Plan is to be submitted with a Development Application for subdivision. The Stormwater Management Plan is to define the flood constraints and standards applicable to the respective urban development, and the stormwater management facilities needed to ensure residential properties within the St Aubins area will not be affected by flooding.

(2) Stormwater is to be managed primarily through the street network and the provision of detention basins.

(3) Prior to construction commencing a soil and erosion management plan that has been prepared in accordance with the Code of Practice ‘Soil and Water Management on Urban Lands’ is to be approved by Council.

(4) Detention basins or stormwater storage areas shall be sealed or treated such as to prevent the structure being a source of groundwater recharge, influencing salinity levels in an already highly salinised catchment.

3.6 Salinity

Objectives

(1) Minimise the damage caused to property and vegetation by existing saline soils, or processes that may create saline soils.

(2) Ensure development will not significantly increase the salt load in existing watercourses and soils within the catchment.

(3) Prevent degradation of the existing soil and groundwater environment. In particular, to minimise erosion and sediment loss and water pollution.

(4) Ensure concrete foundations, brickwork/masonry products, roads, above ground/underground infrastructure is constructed to a standard that appropriately responds to the level of saline conditions affecting the land.

Controls

(1) A salinity assessment is to be submitted with each Development Application for subdivision. Investigations and sampling for salinity should be conducted in accordance with the requirements of the Office of Environment and Heritage booklet ‘Site Investigations for Urban Salinity’.

(2) In areas of salinity affectation, a Salinity Management Plan is to be prepared to guide earthworks and construction of the subdivision. The Salinity Management Plan is to address the following considerations:

(a) minimising of groundwater recharge,

(b) excavation and the disturbance of soils,

(c) the construction standards of roads, infrastructure, and buildings and structures,

(d) the provision of stormwater management facilities and sub-surface drainage,
(e) the provision of landscaping and plant species, and
(f) a Salinity Monitoring Plan to monitor both onsite and offsite impacts from development.

3.7 Aboriginal and European Heritage

Objectives

(1) Protect and manage areas and elements of identified Aboriginal and European archaeological heritage.

Controls

(1) An assessment on Aboriginal and European heritage is to be submitted with a Development Application for subdivision. Any significant sites or items detected are to be comprehensively assessed and protected appropriately.

3.8 Bushfire Management

Objectives

(1) Prevent loss of life and property due to bushfires by providing for development compatible with bushfire hazard.

(2) To provide easily accessible linkages to Gundy Road.

Controls

(1) A bushfire assessment is to be submitted with a Development Application for subdivision.

(2) Vegetation outside the core riparian area is to be designed and managed as a low fuel or fuel reduced areas.

3.9 Significant Development Sites – Seniors Living

Objectives

(1) Provide a range of seniors living accommodation including a Residential Aged Care Facility and Independent Living Units.

(2) Provide for the provision of childcare, community and other ancillary facilities within the site.

(3) Design a layout that presents a consistent residential character and sense of place and responds to the natural attributes of the site and minimises the impacts to the existing streetscape.

(4) Provide buildings of high quality design and materials appropriate to the rural residential character of the area.
(5) Ensure that accommodation is afforded a high level of amenity in terms of solar access, views/outlook and/or proximity to open space.

(6) Provide clear distinction between private and public spaces to encourage causal surveillance of the street.

(7) Provide high levels of accessibility in all buildings and across the wider site.

**Controls:**

(1) The overall seniors living site is the be generally consistent with the following design principles:

**Layout:**
(a) Provide passive surveillance of streets.
(b) Provide pedestrian linkages throughout the site and to the riparian zone.
(c) Design site servicing infrastructure, loading, waste storage and collection areas to minimise visual impact on the public domain and impact on neighbours.
(d) Provide area of quality landscaping and meaningful deep soil zones for mature tree planting.

**Built Form and Structures:**
(e) Recognise the specific and special functional requirements of residential aged care facilities.
(f) Allow a range of building heights with a general character and appearance of two stories to the Gundy Road frontage, with building heights being compatible to the surrounding streets and adjoining uses.
(g) Provide for consistent setbacks to Gundy Road to allow for significant open spaces opportunities for planting and landscaping.
(h) Provide landscaped setbacks to internal roads.
(i) Limitation of blank walls visible from principle street and the public domain with design techniques and landscaping employed in such a way as to reduce visual impacts.
(j) Provide a material and colour palette that responds to the rural residential nature of the area.
   i. Encouraged materials for walls include – timber cladding, painted weatherboarding, brick, stone, glass, steel timber and/or concrete.
   ii. Encouraged materials for roofs include – pre-finished corrugated roof sheeting.
(2) The Independent Living Units should be generally consistent with the following design principles:

(a) To provide housing choice through a range of dwelling sizes and types.
(b) To provide dwellings that have distinct and safe entries.
(c) To provide quality useable private spaces, landscaped areas and deep soils zones to support mature tree plantings, water percolation and residential amenity.
(d) To provide adequate on-site parking for residents, visitors and staff having regard to the locality and transport provision on site.
(e) Minimise the dominance of garages within the streetscape through location, dimensions and/or external finishes and treatments.
(f) Provide a predominantly open front fencing style (i.e. visually permeable infill panel of landscaping, decorative steel, wrought iron or timber pickets preferred) where front fencing is proposed.

(3) The Residential Aged Care Facility should be generally consistent with the following design principles:

(a) Provide a building form that addresses the functional and operational needs of the facility while responding to the rural residential nature of the area.
(b) To provide adequate on-site parking for residents, visitors and staff having regard to the locality and transport provisions on site.
(c) Provide 1 parking space suitable for an ambulance.
(d) To provide residents with safe, secure and usable communal open spaces appropriate for the specific user.
(e) To provide quality landscaped areas and deep soils zones to support mature tree plantings, water percolation and to enhance residential amenity and outlook.

3.10 Significant Development Sites – Education

Objectives

(1) Provide a site to accommodate the future educational needs for Scone.
(2) Ensure that a wide range of educational facilities can be accommodated within the site, including buildings, playing fields and rural learning.
(3) Promote the provision of a high quality education development that responds to the natural landform and provides an attractive interface to adjacent residential uses.

Controls

(1) The education site is to be consistent with the following design principles:
Layout:
(a) Maximise exposure of the main buildings to the adjacent collector road.
(b) Provide passive surveillance of riparian areas and adjacent streets.
(c) Design site servicing infrastructure, loading, waste storage and collection areas to minimise visual impact on the public domain and impacts on neighbours.

Built form and structures:
(d) Allow a range of building heights up to a maximum of 2 storeys.
(e) Provide appropriate building setbacks to site boundaries.
(f) Blank walls visible from principal streets and the public domain are to be limited.
(g) All signage is to be designed in a co-ordinated manner.

Parking and access:
(h) A main site entry is to be obtained from the collector road. The preferred main entry is from the proposed roundabout in the CDP.
(i) Adequate parking for staff, visitors and buses is to be provided within the site.

3.11 Residential Subdivision

Objectives
(1) Design a residential subdivision layout that utilises residential development areas efficiently and responds to the natural attributes of the site.
(2) Establish a consistent residential character and sense of place.
(3) Ensure that residential lots are afforded a high level of amenity in terms of solar access, views/outlook and/or proximity to open spaces.

Controls
(1) Street blocks are to be an appropriate length and width to facilitate pedestrian connectivity, stormwater management and traffic safety objectives are achieved.
(2) Subdivision layout is to deliver a legible and permeable street network that responds to the natural site topography, the location of existing significant trees and solar design principles.
(3) Residential lots should be rectangular in geometry.

3.12 Residential Buildings

Objectives
(1) Provide a clear distinction between private and public space and to encourage casual surveillance of the street.
(2) Create an attractive streetscape through the provision of simple and articulated building and roof forms.
(3) Encourage the use of eaves, verandahs, high quality materials/finishes and feature elements on front facades.

**Controls**

(1) The following streetscape design features are encouraged within the primary street facade of a residential building:
   (a) entry feature or portico,
   (b) awnings or other features over windows,
   (c) recessing or projecting architectural elements,
   (d) open verandahs, and
   (e) a mixture of building materials and finishes.

(2) Earthworks for a residential building is limited to 500mm of cut or fill. Proposals for cut or fill greater than 500mm can be considered having regard to the visual impact of the proposed earthworks and drainage within the allotment.

(3) Residential buildings is to be consistent with the following standards:

<table>
<thead>
<tr>
<th>Element</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback (Min.)</td>
<td>6m to main front building line</td>
</tr>
<tr>
<td>Side Setback (Min.)</td>
<td>1m</td>
</tr>
<tr>
<td>Site Coverage (Max.)</td>
<td>50% of total lot area</td>
</tr>
<tr>
<td>Building Height (Max.)</td>
<td>2 storeys</td>
</tr>
<tr>
<td>Dwelling Floor Area (Min.)</td>
<td>150m²</td>
</tr>
<tr>
<td>Building Materials – Walls</td>
<td>Materials are to comprise either brick, stone, glass, timber and/or concrete</td>
</tr>
<tr>
<td>Building Materials – Roofs</td>
<td>Materials are to comprise either tiles, slate, clay/cement products or pre-painted sheet metal</td>
</tr>
<tr>
<td>Front Fencing Type</td>
<td>Open style fence (i.e. visually permeable infill panels of landscaping, decorative steel, wrought iron or timber pickets preferred)</td>
</tr>
<tr>
<td>Front Fencing Height (Max.)</td>
<td>1m</td>
</tr>
<tr>
<td>Side Fencing Height (Max.)</td>
<td>1.8m (behind the main front building line)</td>
</tr>
<tr>
<td>Attached Garages</td>
<td>To be located behind main front building line</td>
</tr>
<tr>
<td>Outbuilding Floor Area (Max.)</td>
<td>60m² for combined total of all outbuildings</td>
</tr>
<tr>
<td>Outbuilding Materials</td>
<td>Outbuildings are to be constructed of the same materials as the primary dwelling unless the outbuilding is located to the rear of the primary dwelling where pre-painted sheet metal is permitted</td>
</tr>
</tbody>
</table>