



13b Cressfield Estate, Parkville

Explanatory outline

Section 13b outlines assessment criteria that relate specifically to the Cressfield Estate, Parkville. The following matters are covered:

- dwelling location and orientation
- landscaping
- biodiversity and vegetation management
- building materials
- landscaping buffer
- water supply and conservation
- boundary fencing
- other considerations

Note: the requirements of this section are in *addition* to those specified in other sections for particular development types, for example section **3a Subdivision** and section **7b Rural dwellings**

Note: these criteria do not apply where approval is sought by way of a complying development certificate under *SEPP (Exempt and Complying Development) Codes 2008*. In such cases, the criteria under that SEPP will apply instead

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13b.1 Application of this section

This section applies to development described in Column 1 when carried out on land described in Column 2.

Column 1:	Type of development	Column 2:	Applicable land
Any development that requires development consent.		Land within the Cressfield Estate, Parkville, as shown on Map 1 Cressfield Estate, Parkville - Area	

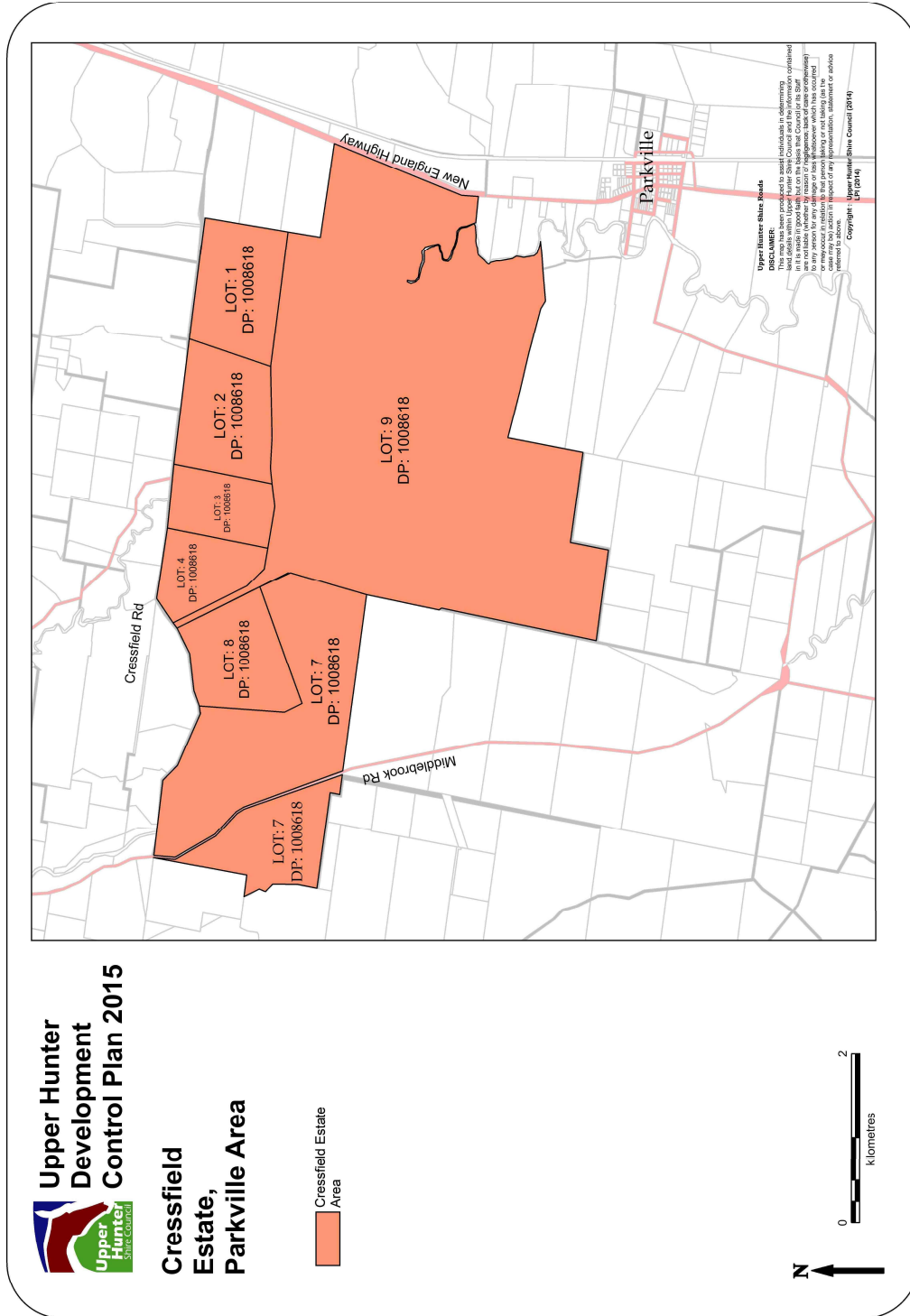
13b.2 Relevant planning instruments & legislation

Upper Hunter Local Environmental Plan 2013 is relevant to development to which this section applies. Further planning instruments and legislation may also be relevant. In the event of any inconsistency, the above listed instruments will prevail over requirements or criteria contained in this section.

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Map 1 Cressfield Estate, Parkville - Area



Upper Hunter
Development
Control Plan 2015

Cressfield
Estate,
Parkville Area

Cressfield Estate
Area



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13b.3 Background

Bentonite Mine

An existing Bentonite Mine is located on Lot 8 DP 1008618 as shown on



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Map 2 Cressfield Estate, Parkville – dwelling location restrictions. The mine operates under a consent issued in 1973 by Scone Shire Council. Although extraction has ceased, it is still considered operational.

Future equine development

Scone is recognised as the one of the most significant equine regions in Australia and development of an equine nature is likely to occur on adjoining properties.

Water supply and groundwater

The area of Parkville in which the ‘Cressfield’ subdivision is located is not serviced by a reticulated water supply. In addition to domestic supply provision, water for agriculture and stock needs to be carefully addressed so that the natural water resource is not wasted.

The Kingdon Ponds aquifer is an important but limited source of water for agricultural pursuits and in some cases for domestic usage. Kingdon Ponds, Middle Brook and Dry Creek all traverse the ‘Cressfield’ subdivision and should not be seen as a free resource rather, as a resource that needs to be carefully managed if it is to sustain all the competing demands placed upon it.

Heritage

‘Cressfield’ Homestead and associated buildings are listed in *Upper Hunter LEP 2013* Schedule 5 as ‘Cressfield Station’, a heritage item of local significance.

13b.4 Definitions

There may be terms used in this section that are defined in the Dictionary.

13b.5 Objectives

The objectives of this section are to:

1. encourage protection of cultural heritage, in particular ‘Cressfield Station’ listed in *Upper Hunter LEP 2013* Schedule 5 as a heritage item of local significance
2. protect the amenity of dwellings constructed in the ‘Cressfield’ subdivision, especially in relation to the neighbouring Bentonite Mine
3. encourage development that is compatible with surrounding agricultural uses and the agricultural nature of the locality.

13b.6 Supporting plans & documentation

Development applications that are subject to this section should be supported by the following plans and documentation.

Requirements listed below are in *addition* to requirements relating to the relevant type of development e.g. section **3a Subdivision** or section **7b Rural dwellings**

Item	When required	Plans or information to be provided
A. General requirements	All applications	Refer to Part 2 Preparing & lodging a development application .
B. Development-specific or issue-specific reports	As required under specific sections of this DCP	Refer to separate relevant sections of this DCP, for example subdivision, rural dwellings, etc.

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Item	When required	Plans or information to be provided
		Some (but not necessarily all) of these are listed below.
C. Vegetation (including trees) reports	Applications affecting vegetation (including trees), as specified in section 11a Vegetation (including trees) .	Applicable reports or plans, prepared by a suitably qualified person, as specified in section 11a Vegetation (including trees) . These must be consistent with other elements of the development application, including Site plans, Bushfire assessment report and Landscaping plans. Depending on the site circumstances, these may include: <ul style="list-style-type: none"> • written description and plans • arborist's report • ecological report • heritage report • safety or biosecurity risk report
D. Biodiversity and native vegetation reports, plans or assessments	Applications for which biodiversity and/or native vegetation reports, plans or assessments are required (refer to section 11b Biodiversity conservation) These will be required for development on land with high biodiversity values, or proposals that require significant disturbance to, or clearing of, native vegetation or potential habitat for native species	Applicable reports, plans or assessments, prepared by a suitably qualified person, as specified in section 11b Biodiversity conservation . These may include: <ul style="list-style-type: none"> • Native vegetation clearing threshold report, and/or • Biodiversity (flora & fauna) assessment report, and/or • Biodiversity development assessment report (BDAR), and/or • Biodiversity management plan, and/or Biodiversity offset information, strategy or plan
E Heritage, aboriginal cultural heritage or archaeological plans & reports including Due Diligence Report	Applications that will potentially impact on land that is listed as or contains: <ul style="list-style-type: none"> • a heritage item • a heritage conservation area • an archaeological site • an Aboriginal object • an Aboriginal place of heritage significance 	Include the matters required under Part 9 Heritage
F. Sustainability assessment	All applications to subdivide land into 3 or more lots	Report, prepared by a suitably qualified professional, addressing the requirements of Part 1h Sustainability
G. Building materials & landscaping details	Applications for a dwelling on land comprising Lots 3, 4 or 55 DP 1042680, Lots 561 or 562 DP	Details of building materials and proposed landscaping



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Item	When required	Plans or information to be provided
	1077404, or their resultant subdivision.	

13b.7 Assessment criteria

A performance-based approach will be adopted in the assessment of development applications. Applications will be assessed according to the extent to which the outcomes specified in the left-hand column of the following table will be satisfied or achieved by the design, construction or operation of the proposal.

The design guidelines specified in the right-hand column indicate design and best practice solutions by which the required outcomes can be met. They do not preclude other solutions that may be suitable under particular local circumstances. All proposals will be considered on merit.

Outcomes to be achieved	Design guidelines
<p>A. Dwelling location & orientation</p> <ul style="list-style-type: none"> ■ The location of dwellings on Lots 3, 4, Lot 55 DP 1042680, Lot 561 or 562 DP 1077404 (or their resultant subdivisions) is in accordance with <p>Map 2 Cressfield Estate, Parkville – dwelling to minimise the impacts associated with the adjoining Bentonite Mine</p>	<ul style="list-style-type: none"> • Dwellings on Lots 3, 4 or 55 DP 1042680, Lots 561 or 562 DP 1077404 should be designed to have views oriented away from the Bentonite Mine
<p>B. Landscaping</p> <ul style="list-style-type: none"> ■ Landscaping is provided on Lots 3, 4, Lot 55 DP 1042680, Lot 561 or 562 DP 1077404 (or their resultant subdivisions) to screen the views from the dwellings towards the Bentonite Mine. 	<ul style="list-style-type: none"> • Earth mounds with plantings can be effective in ameliorating against noise and visual impacts. • Consideration should be given to the use of appropriate species that are: <ul style="list-style-type: none"> - fast growing - drought resistant - have dense foliage to provide an effective visual barrier. • If proposed trees mature to a height above normal sight lines then consideration should be given to planting shrubs to fill in below tree canopies
<p>C. Building materials</p> <ul style="list-style-type: none"> ■ Building materials are selected for dwelling houses placed on Lots 4, Lot 55 DP 1042680, Lot 561 or 562 DP 1077404 (or their resultant subdivisions) that ameliorate intrusion of noise from the adjoining Bentonite Mine (until such time that the Bentonite Mine ceases to operate and has been rehabilitated). 	<ul style="list-style-type: none"> • The use of insulation, brick and double glazing of windows should be considered as well as the location of openings that may face the mine site. • The use of appropriate roofing materials can also assist in noise suppression. • Barriers such as screen walls or earth mounds are the most effective in ameliorating noise effects from the mine site. • The placement of rural outbuildings between dwellings and the mine site can also ameliorate against noise impacts.

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Outcomes to be achieved

Design guidelines

D. Landscaping buffer

■ A 20 metre wide landscape buffer is provided along the access handle as shown on

Map 2 Cressfield Estate, Parkville – dwelling location restrictions and landscape buffer .

- The landscape buffer is to incorporate both earth mounding and plantings of Australian Native species that will provide a screen to the mine and generally enhance the visual landscape of the area.
- The landscape buffer is maintained for the life of the mining operation and the rehabilitation of the mined area. The responsibility for maintenance of this landscape buffer rests with the owners of Lot 9 DP 1008618. The responsibility for maintenance of this corridor may be reviewed over time such that it becomes the responsibility of the mine operator. This review will occur should any proposals to amend or alter the mining operation be received by Council or another authority.
- Additional plantings / buffer screens may be required to address both visual and noise concerns.

Note: the landscape buffer is required to provide an effective screen to the east from the Bentonite Mine.

- Species selected for the landscape buffer planting should have regard to foliage height at maturity, drought resistance and life span.
- Species should be Australian Native and should be wherever possible indigenous to the area.
- Foliage canopy heights should be supplemented by shrub plantings to provide a continuous screening effect.

E. Biodiversity

- The proposal avoids and minimises impacts on biodiversity
- The development meets the provisions of part 11b **Biodiversity conservation.**

- In avoiding impacts on biodiversity, refer to the *Biodiversity Conservation Act 2016* and regulatory requirements under that Act, as discussed in part 11b **Biodiversity conservation.**

F. Vegetation (including trees)

- The proposal maximises the retention of vegetation, including trees.
- The development meets the provisions of part 11a **Vegetation (including trees).**

G. Water supply & conservation

- Each dwelling has an adequate potable water supply for domestic purposes.
- Each dwelling has an adequate water supply for fire fighting supply.
- Water conservation practices are maximised.

- The minimum of 100,000 litre domestic tank or supplied from an independent tank installed in outbuildings or sheds.
- Compliance with *Planning for Bush Fire Protection 2019* (or any updated versions).
- Utilise water conserving appliances in residences.
- Water reuse infrastructure can be provided in accordance with relevant legislation and guidelines (for example, grey water for toilet flushing or reuse of treated effluent for irrigation).
- Drought -resistant plant and lawn species should be used.



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Outcomes to be achieved

H. Boundary fencing

- Boundary fencing has regard to current and future stock uses on adjoining properties

Design guidelines

- Whilst cattle and sheep grazing together with cropping is also likely and currently occurs on both “Cressfield” and “Brooklyn” regard should be had to the type of fencing used in this locality.
- Where stock such as sheep or goats are to be kept, five strand plain wire which is the current farming arrangement, should suffice to stop stock from wandering. Specialist fencing requirements may be considered for other uses i.e. deer, alpacas, emus, ostriches etc.

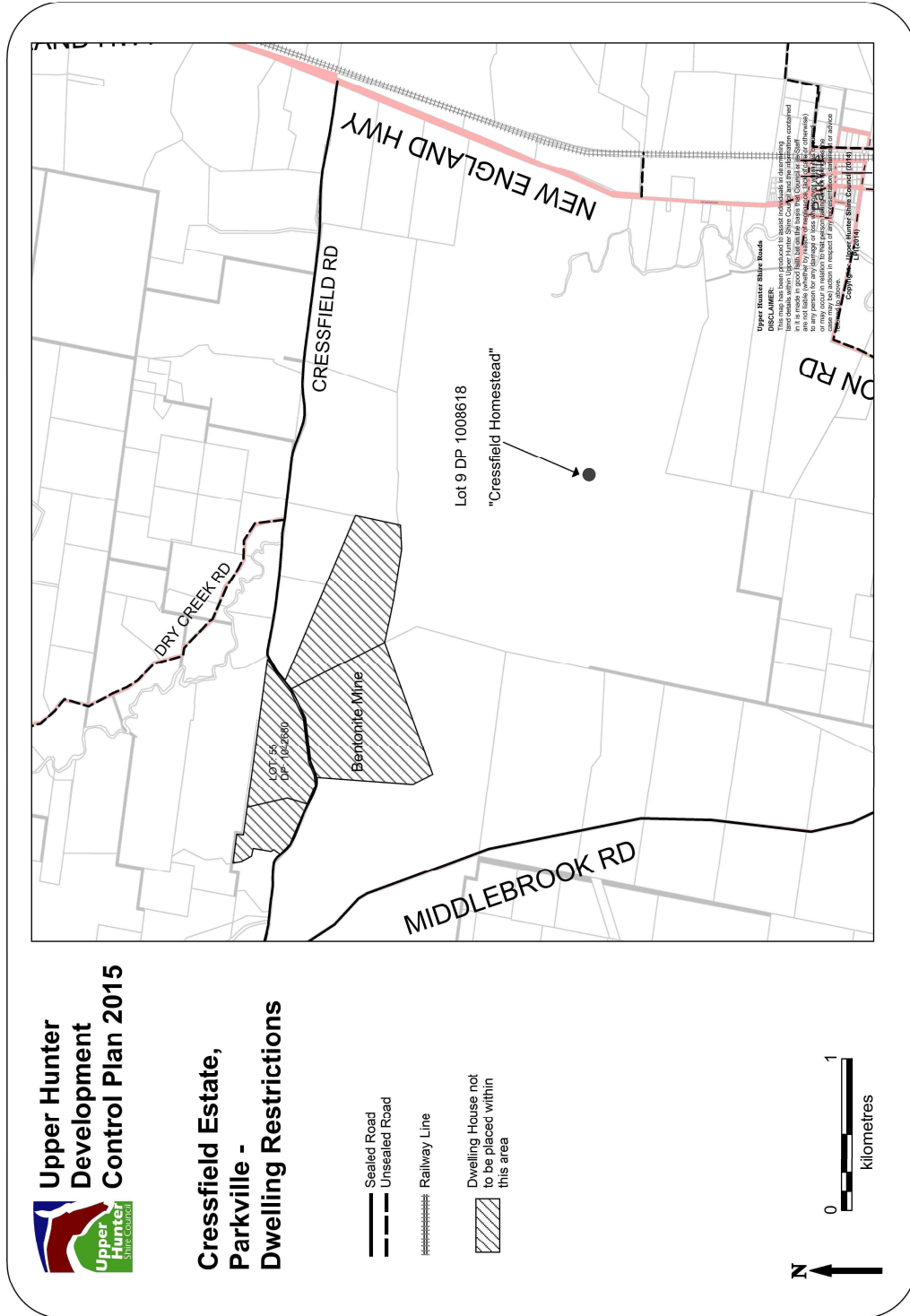
I. Other considerations

- The development satisfies relevant criteria set out in the following sections:
 - section 3a Subdivision
 - section 7b Rural dwellings
 - section 9a Heritage conservation
 - section 10b Bushfire risk
 - section 10c Geotechnical hazard
 - section 11b Biodiversity conservation
 - section 11f Soil & water management
 - section 11g On-site waste water management
 - section 11i Buffer areas
 - section 12a Access & vehicle parking.
- The development meets requirements contained in *UHSC Engineering Guidelines for Subdivisions and Developments*, as amended.

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Map 2 Cressfield Estate, Parkville – dwelling location restrictions and landscape buffer





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13b.8 Supplementary guidance

The following documents or reference materials provide further advice or information that is relevant to this section.

- NSW Office of Water information on Harvestable Rights Dams
- The assistance of an Agronomist from the Department of Agriculture may be required in planning for various land uses at “Cressfield”.
- *UHSC Engineering Guidelines for Subdivisions and Developments*, as amended
- *Planning for Bushfire Protection 2019* <https://www.rfs.nsw.gov.au/plan-and-prepare/building-in-a-bush-fire-area/planning-for-bush-fire-protection>