



13e Hunter Valley Equine Precinct

Explanatory outline

Section 13e outlines assessment criteria that relate specifically to development in the Hunter Valley Equine Precinct, Scone.

Note: the requirements of this section are in addition to those specified in other sections for particular development types, for example (but not limited to):

- **1f Sustainability**
- **3 Subdivision**
- **8b Advertising & signage**
- **10f Hazardous and offensive development**
- **11f Soil and water management**
- **11i Buffer & separation distances**
- **12a Access and vehicle parking**
- **13d Scone Memorial Airport**

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13e.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 Hunter Valley Equine Precinct, as shown on Map 1



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13e.2 Relevant planning instruments & legislation

The following environmental planning instruments or other legislation are relevant to development to which this section applies:

- *Upper Hunter Local Environmental Plan 2013*, particularly:
 - Clause 6.7 Airspace Operations and accompanying 'Obstacle Limitation Surface Map'
 - Schedule 1 clause 8 'Use of certain land at Caulfield Place, Flemington Drive, Moonee Valley Close and Randwick Way, Scone in Zone RE2

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.

13e.3 Definitions

There may be words used in this Part that are defined in the *Environmental Planning and Assessment Act, 1979*, as amended, or within *Upper Hunter Local Environmental Plan 2013*, as amended. The Dictionary to this DCP provides additional definitions that are relevant to this Part.

13e.4 Objectives

The objectives of this section are to ensure that development within the Hunter Valley Equine Precinct:

1. is consistent with any master plan adopted by Council
2. achieves a high quality of design
3. is compatible with the Precinct's primary purpose of equine industry research, training and development
4. is consistent with the operation of nearby Scone Memorial Airport
5. is provided with adequate and relevant infrastructure
6. does not adversely impact nearby residential development

13e.5 Supporting plans & documentation

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

Item	When required	Plans or information to be provided
A. General requirements	All applications	Refer to Part 2 Preparing & lodging a development application.
B. Sustainability assessment	Any development with a development footprint of 1,500 square metres or greater or the subdivision of 3 or more lots	Report, prepared by a suitably qualified professional, addressing the requirements of section 1h Sustainability.
C. Concept Plan	All applications	Plans and a report showing how the proposal: <ul style="list-style-type: none"> • is consistent with any <i>Hunter Valley Equine Precinct Masterplan</i> adopted by Council

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Item	When required	Plans or information to be provided
D. Animal boarding or training establishments requirements	Applications for animal boarding or training establishments	<ul style="list-style-type: none"> • (in the case of subdivision) how the subdivision considers the likely types and scale of future development • relates to likely future development on adjoining and nearby properties <p>A report and plans prepared by a suitably qualified and experienced professional, outlining as a minimum:</p> <p>Details of the construction and operation of the establishment, including:</p> <ul style="list-style-type: none"> • plans of animal keeping areas • noise assessment (as part of the Acoustic Assessment required in part 7 Rural development) • waste management assessment • odour assessment • biosecurity assessment <p>And any other information required by Council. The requirements of any relevant guidelines produced by State or Federal government agencies will be taken into account.</p>
E. Scone Memorial Airport impacts	All applications	<p>Any or all of the following may be applicable:</p> <ul style="list-style-type: none"> • Obstacle limitation surface report • Noise assessment survey & report • Other reports / plans / information as specified in section 13d Scone Memorial Airport <p>Refer to section 13d Scone Memorial Airport for details of each of these.</p>
F. Servicing strategy	All applications	<p>Provide evidence of satisfactory arrangements for the provision of the following services to the development:</p> <ul style="list-style-type: none"> • reticulated water supply • reticulated sewerage • underground electricity • telecommunications <p>Please discuss site-specific requirements with council officers.</p>
G. Trade waste	Applications involving the disposal of trade waste into the reticulated sewerage system.	Details of the types and quantities of trade waste together with plans of any proposed effluent treatment systems/devices.
H. Site waste minimisation & management plan	All applications.	<p>A plan and report illustrating:</p> <ul style="list-style-type: none"> • the location of designated waste and recycling storage rooms or areas sized to meet the waste and recycling needs of all tenants. Waste should be separated into at least 4 streams, paper/cardboard,



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Item	When required	Plans or information to be provided
		<p>recyclables, general waste, industrial process type wastes.</p> <ul style="list-style-type: none"> the on-site path of travel for collection vehicles. all other requirements outlined in Section 11h Waste minimisation & management.
I. Landscape plan & report	All applications	<p>Plan and report, prepared by a suitably qualified professional, showing:</p> <ul style="list-style-type: none"> description of ground preparation and on-going maintenance of landscaping areas of private open space, proposed turf and areas of established gardens. location and species of trees and shrubs to be retained or removed. schedule of plantings, cross-referenced to the site plan indicating species, massing and mature height. details of restoration and treatment of earth cuts, fills, mounds, retaining walls, fencing and screen walls.
J. Soil & water management plans or reports	Applications for which soil and water management plans or reports are required (refer to section 11f Soil & water management)	<p>Prepare applicable soil and water management plans or reports, as specified in section 11f Soil & water management. These could include:</p> <ul style="list-style-type: none"> cut and fill details. erosion and sediment control plan (ESCP) erosion and sediment control strategy (ESCS) soil and water management plan (SWMP) comprehensive water cycle strategy (CWCS).
K. Flooding information	Applications that relate to flood prone land	Include the matters required under section 10a Floodplain management .
L. Traffic & parking plans & reports	Applications involving vehicle access, car parking or loading facilities.	Include the matters required under section 12a Access & vehicle parking . Actual requirements will depend on the type of development and level and type of traffic generation.
M. Crime Risk Assessment	All applications for new buildings/uses, external alterations and additions.	<p>An outline of the development's consideration of 'Safer by design' principles:</p> <ul style="list-style-type: none"> Surveillance Access Territorial Reinforcement Space Management
N. Storage details	Applications involving external storage of materials or products.	The location and detail of any materials or products that are to be stored outside buildings.



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Item	When required	Plans or information to be provided
O. Acoustic assessment report	Applications involving the potential for noise impacts on adjoining development.	Include the matters required under section 11i Buffer areas and separation distances
P. Biosecurity and Animal Welfare Statement	All applications that involve the breeding, training or keeping of animals.	A statement or report outlining how industry regulations and best practice biosecurity and animal welfare standards will be met and implemented

13e.6 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.

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The section is structured in the following way:

Site suitability & general considerations	
A	Use of land
B	Relationship to Masterplan
C	Relationship to Scone Regional Airport
D	Natural site features
E	Natural hazards
F	Geotechnical
Subdivision design	
G	Subdivision purpose & general considerations
H	Infrastructure constraints
I	Lot size, dimensions & shape
J	Roadway design and construction
Development design	
K	Building setbacks
L	Building height
M	Building general design
N	Fencing
O	Noise
P	Outdoor lighting
Q	Landscaping
R	Advertising and signage
Access, infrastructure & services	
S	Access & vehicle parking
T	Pedestrian and cycle access
U	Utilities & services
V	Building near water & sewer services
W	Stormwater management
X	Waste minimisation & management
Operation of the development	
Y	Biosecurity
Z	Animal welfare



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Outcomes to be achieved

Design guidelines

1. Site suitability

A. Use of land

- No building or structure on the site, or any part of the site, shall be used for any purpose other than for an equine related business or private recreational use.

B. Relationship to Masterplan

- The proposal must be consistent with any Masterplan adopted by Council prepared for the whole or part of the Hunter Valley Equine Precinct.

C. Relationship to Scone Memorial Airport

- The development considers the provisions of section **13d Scone Memorial Airport**.

D. Natural site features

- The design and layout takes into account natural site features.

- The design should respond to the following DCP sections:
 - **10c Geotechnical hazards**
 - **11a Vegetation (including trees)**
 - **11b Biodiversity conservation**
 - **11c Riparian land & watercourses**
 - **11d Groundwater protection**
 - **11f Soil & water management**

E. Natural hazards

- The development takes into account natural hazards such as bushfire, flooding, geotechnical conditions (including salinity) and land contamination.

- The design should respond to the following DCP sections:
 - **10a Floodplain management**
 - **10b Bush fire risk**
 - **10c Geotechnical hazard**
 - **10e Land contamination**

F. Geotechnical

- The development considers the provisions of section **10c Geotechnical hazard**, and the provisions of *UHSC Engineering Guidelines for Subdivisions and Developments*, as amended.

2. Subdivision design

This section is only relevant to proposals for subdivision and must be considered in conjunction with **Pt 3 Subdivision**. Where there are any inconsistencies between this Part and **Pt 3 Subdivision**, the provisions of this Part shall prevail.

G. Subdivision purpose & general considerations

- The subdivision pattern accommodates future and existing structures and is suitable for appropriate likely future land uses and site activities.
- The subdivision considers the scale of future development.



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Outcomes to be achieved

- The subdivision proposal responds to existing site attributes and constraints.
- The proposal considers the requirements of all relevant sections of **Part 3 Subdivision**.

Design guidelines

H. Infrastructure constraints

- The development considers the local constraints of the reticulated sewerage system and the likely impact of future development on the site

I. Lot size, dimensions & shape

Note: minimum lot sizes are specified in Upper Hunter LEP 2013 clause 4.1 and associated series of Maps 'Lot Size'. At 2022, the minimum lot size for the Precinct was 1 hectare.

J. Roadway design and construction

- The road network design must comply with the following:
 - Minimum carriageway width of 11m
 - Minimum road reserve width of 20m.
 - Minimum verge width of 4.5 m.
 - Shared cycleway/footpath of minimum width of 2.2 m provided on one side of carriageway.
 - Rollover/ flush kerb on both sides of carriageway.
 - Cul de sacs should have a minimum kerb radius of 10.0 metres and boundary radius of 12.0 metres or wider if needed so that they are capable of an articulated or unarticulated horse trailer turning continuously in a forward direction.
- Roads must be constructed to a full seal standard in accordance *UHSC Engineering Guidelines for Subdivisions and Developments*, as amended.

3. Development design

K. Building setbacks

- The bulk and visual impact of buildings as viewed from public roads is minimised.
- Adequate sight distance must be maintained for road users.
- Buildings and structures should be setback at least 10.0m from the front (or principal) boundary.
- Front setbacks can be varied based on assessment of the following criteria:
 - Minimum 3 metres landscaping across the frontage of the site.
 - Provision of car parking facilities (refer to **12a Access & vehicle parking**).
 - Building height, bulk and layout. Setbacks may be increased for



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Outcomes to be achieved

Design guidelines

	<p>buildings of substantial height, bulk etc.</p> <ul style="list-style-type: none"> • The nature and needs of the proposed development. • The existing character of the streetscape.
<p>L. Building height</p> <ul style="list-style-type: none"> ■ Building heights do not exceed the height of the upper roof of the existing Scone Race Club. 	<ul style="list-style-type: none"> • Buildings of more than one storey should not have blank, featureless facades facing the street or a public place.
<p>M. Building general design</p> <ul style="list-style-type: none"> ■ Buildings integrate with the streetscape and do not adversely impact upon the visual amenity of the surrounding area. ■ Buildings are functional and contribute positively to the quality and character of the Equine Precinct. ■ Roof surfaces are non-reflective. ■ The design of the façade of the building to the primary road frontage considers its visual appearance and form and reduces the building's bulk. ■ External colours and finishes of buildings are consistent with the themes of adjoining development and enhance the visual amenity of the Precinct. ■ For multi-unit developments, each unit in the development is numerically identified. 	<ul style="list-style-type: none"> • External walls of buildings may include profiled factory colour treated metal cladding, masonry, concrete, rendered concrete, fibre cement cladding or a combination of these with low reflective properties. • Numbering - each unit in a multiple-unit development is to be numerically identified in the development application and each unit is to retain such identification unless otherwise approved by Council. Appropriate entrance signage will be necessary.
<p>N. Fencing</p> <ul style="list-style-type: none"> ■ Fences are designed to complement the development ■ Fences are a maximum height of 1.8 metres. ■ Gates are located behind the designated landscape area and must not swing towards the roadway 	<ul style="list-style-type: none"> • Equine fencing is preferred (post and rail) or where applicable, post and wire with rail across the top • Galvanised chain wire, untreated metal, Colorbond fencing will not be permitted as fencing in front of the building line.
<p>O. Noise</p> <ul style="list-style-type: none"> ■ Noise generated from the site does not affect the amenity of nearby dwellings. 	
<p>P. Outdoor lighting</p> <ul style="list-style-type: none"> ■ Outdoor lighting does not affect the amenity of nearby dwellings ■ Outdoor lighting must comply with the lighting requirements of Pt 13d Scone Memorial Airport 	
<p>Q. Landscaping</p>	<ul style="list-style-type: none"> • Landscaping areas should be planted and maintained with suitable drought



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Outcomes to be achieved

- Landscaping of the development contributes to a high standard of environmental quality of both the development and to enhancing the general streetscape and amenity of the Precinct.
- Landscaping provides visual relief and shading.
- Landscaping should be provided across the frontage of the site, having a minimum depth of 3 metres.

Design guidelines

- tolerant trees, shrubs and groundcovers.
- Landscaping should take into account the screening of electricity infrastructure.
- Low maintenance landscaping should be used, incorporating species appropriate for the scale of buildings on the site.
- Landscaping should use locally species of local provenance.
- Parking areas should incorporate landscaping to provide shade and soften the visual impact of parking facilities.
- The side and rear setback areas should be landscaped if visible from a public area.

R. Advertising & signage

- The development considers the provisions of section 8b Advertising & signage.

4. Access, infrastructure & services

S. Access & vehicle parking

- The development considers the provisions of section 12a Access & vehicle parking, and the provisions of *UHSC Engineering Guidelines for Subdivisions and Developments*, as amended.
 - Driveway crossovers are in locations and at levels which are both safe and convenient, in accordance with Council requirements.
 - All parking is provided off-street and is appropriately line marked and sealed.
 - Vehicle parking areas are located behind the landscaped front setback.
 - Access driveways and loading areas must be sealed and provide for the safe and efficient movement of vehicles and pedestrians.
 - Adequate facilities and areas are provided on site for the loading and unloading of livestock, goods, garbage and trade waste collection, and for the off-street parking of vehicles associated with the development.
 - Entry gateways/grids are set back from the front boundary and fence splayed to allow vehicles to pull up off the public road carriageway.
 - New access driveways do not compromise the safety of road users.
 - Property accesses and internal roads are designed so that sediment laden stormwater run-off does not discharge down the access road and onto public roads or cause soil erosion and
- Large expanses of parking are to be avoided and landscaping should be employed to provide visual relief.



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Outcomes to be achieved

Design guidelines

sedimentation. The development considers the requirements of section 11f **Soil & water management**.

T. Pedestrian and cycle access

- Shared cycleway/paths should be provided as specified in section J.

U. Utilities & services

- All development is serviced by electricity, telecommunications, reticulated water and reticulated sewer.
- Satisfactory arrangements are made with the Council's Water and Sewer section for the connection of water and sewer services to the land.
- Each lot that includes a building incorporates a minimum 45,000 litre water storage that is capable of providing a non-potable supply for toilet flushing and garden watering purposes.
- Satisfactory arrangements are made with the relevant utility provider for the provision of underground electricity and telecommunications services.
- The impact of trade waste on Council's sewerage infrastructure is minimised.
- Easements (benefiting UHSC) are provided for all existing and proposed public sewer and water mains within the site.

V. Building near water & sewer services

- The development considers the provisions of Council's policy: *Building Near Water and Sewer Services*.

W. Stormwater management

- The development considers the provisions of section 11f **Soil & water management** and the provisions of *UHSC Engineering Guidelines for Subdivisions and Developments*, as amended.
- The impacts of stormwater runoff such as localised flooding and the concentration of flows into neighbouring properties is minimised.
- Easements are provided for all existing and proposed stormwater infrastructure within the site.

X. Waste minimisation & management

This section aims to ensure new developments and changes to existing developments are designed to maximise resource recovery (through waste avoidance, source separation and recycling) and to ensure appropriate, well-designed storage and collection facilities are accessible to occupants and service providers.

- The development shows evidence of compliance with any specific industrial waste laws/protocols, for example, those related to production, storage and disposal of industrial and hazardous wastes as defined by the *Protection of the Environment Operations Act 1997*.



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Outcomes to be achieved

- A designated general waste/recycling storage area or room/s as well as designated storage areas for industrial waste streams is provided (designed in accordance with specific waste laws/protocols).
- Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitted lids so the contents are not able to leak or overflow. Bins must be stored in the designated waste/recycling storage room/s or area/s.
- Arrangements are in place in all parts of the development for the separation of recyclable materials from general waste and for the movement of recyclable materials and general waste to the main waste/recycling storage room/area.

Design guidelines

5. Operation of the development

Y. Biosecurity

- The potential for biosecurity risks to the site and surrounding development in the construction and operation of the development must be considered, and appropriate mitigations put in place to mitigate these risks.
- Relevant legislation, guidelines and industry best practice regarding biosecurity are followed.

Relevant guidelines produced by State or Federal government agencies or recognised industry bodies should be consulted.

The Biosecurity information in [Planning Guidelines - Intensive Livestock Agriculture Development](#) gives guidance in this regard.

Z. Animal welfare

- Animal welfare considerations are considered in the design and operation of the development, where relevant.
- Relevant legislation, guidelines and industry best practice regarding animal welfare are followed.

- Information regarding horse establishments is available from NSW Agriculture at: <https://www.dpi.nsw.gov.au/agriculture/lup/development-assessment2/reference-material-to-assist-in-the-management-of-horse-establishments> - specifically the following: *NSW Animal Welfare Code of Practice No 3 - Horses in riding centres and boarding stables.*



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13e.7 Supplementary guidance

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

- Any Masterplan adopted by Council for the Precinct
- Reference material to assist in the management of horse establishments, available from NSW Agriculture at:
<https://www.dpi.nsw.gov.au/agriculture/lup/development-assessment2/reference-material-to-assist-in-the-management-of-horse-establishments> including, but not limited to *NSW Animal Welfare Code of Practice No 3 - Horses in riding centres and boarding stables*
- The broad range of advice and publications available from NSW Department of Primary Industries (Agriculture)
<https://www.dpi.nsw.gov.au/agriculture/lup> including (but not limited to) *Planning Guidelines - Intensive Livestock Agriculture Development*
- UHSC *Engineering Guidelines for Subdivisions and Developments*, as amended