



Explanatory outline

Section 13a outlines assessment criteria that relate specifically to the St Aubin's Estate, Scone. The following matters are covered:

- concept and land uses
- staging and infrastructure delivery
- public road network and street design
- pedestrian and cycling network
- biodiversity, open space and landscape strategy
- flooding and water management
- salinity
- Aboriginal and European heritage
- bushfire management
- significant development sites – seniors living
- residential subdivision
- residential buildings

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 4a **Urban 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.

13a St Aubins Estate

13a.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

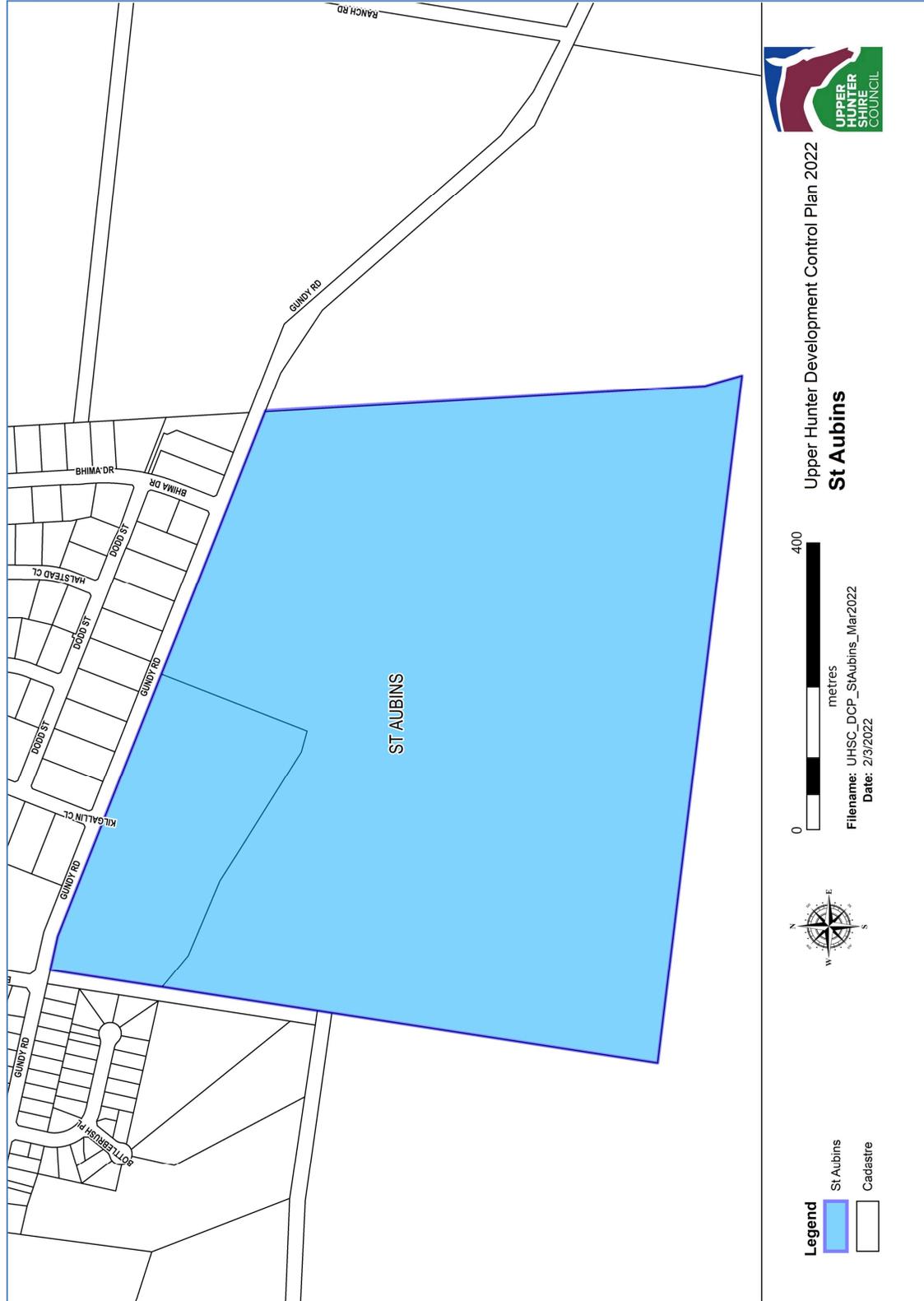
Any Development that requires development consent.

Column 2: Applicable land

Land within the St Aubins Estate, Gundy Road, Scone, as shown on **Map 1: St Aubin's Estate, Scone**



Map 1: St Aubin's Estate, Scone



13a St Aubin's Estate, Scone



13a.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.

13a.3 Definitions

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

13a.4 Vision for St Aubin's

The vision for St Aubin's is to create a high quality residential development that facilitates the orderly growth of the Scone town site. 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, a site has been earmarked for seniors living purposes. This has encouraged 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.

13a.5 Objectives

The objectives of this section are to:

1. create a high quality residential development that facilitates the orderly growth of Scone
2. encourage the establishment of social infrastructure and activities that build a sense of community strength
3. ensure minimal environmental impacts result from residential development
4. ensure that development contributes positively to Scone and the Upper Hunter's image
5. ensure the orderly development of the land and assist in the coordinated programming and provision of essential infrastructure and services
6. facilitate urban development that meets environmental sustainability objectives
7. ensure all development achieves a high standard of urban and architectural design quality
8. promote housing that provides a high standard of residential amenity
9. maximise opportunities for seniors living activities
10. promote walking and cycling, and provide good access to transport
11. maximise opportunities for future residents to access and enjoy the outdoors
12. protect riparian corridors, significant trees and vegetation
13. ensure the protection of water quality standards and provide water management systems and erosions controls, including during construction
14. protect and manage areas and elements of identified Aboriginal and European archaeological heritage
15. prevent loss of life and property due to bushfires by providing for development compatible with bushfire hazard
16. attract and stimulate investment in the Upper Hunter Shire.



13a.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 **4a Urban 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. Sustainability assessment	All applications to subdivide land into 3 or more lots OR development with a footprint of 1500sqm or more	Report, prepared by a suitably qualified professional, addressing the requirements of section 1h Sustainability .
C. Servicing strategy	Applications for subdivision and major development (not for individual dwellings)	Information is required to demonstrate the availability and feasibility of providing the following services appropriate for the scale and nature of development: <ul style="list-style-type: none"> reticulated water, including the size and location of water services including any proposed fire service reticulated sewerage electricity and telecommunications
D. Landscape plan & report	Applications for subdivision and major development (not for individual dwellings)	Plan and report prepared by suitably qualified professional, showing: <ul style="list-style-type: none"> description of ground preparation and ongoing 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 consistency with any requirements required in section 11a Vegetation (including trees) and/or section 11b Biodiversity conservation
E. 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:



Item	When required	Plans or information to be provided
		<ul style="list-style-type: none"> • written description and plans • arborist's report • ecological report • heritage report • safety or biosecurity risk report
F. Biodiversity and native vegetation reports, plans or assessments	<p>Applications for which biodiversity and/or native vegetation reports, plans or assessments are required (refer to section 11b Biodiversity conservation)</p> <p>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.</p>	<p>Applicable reports, plans or assessments, prepared by a suitably qualified person, as specified in section 11b Biodiversity conservation. These may include:</p> <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
G. Heritage, aboriginal cultural heritage or archaeological plans & reports including Due Diligence Report	<p>Applications that will potentially impact on land that is listed as or contains:</p> <ul style="list-style-type: none"> • a heritage item • a heritage conservation area • a potential heritage item • an archaeological site • an Aboriginal objectan Aboriginal place of heritage significance 	<p>Include the matters required under Pt 9 Heritage</p>
H Soil & water management plans or reports	<p>Applications for which soil and water management plans or reports are required (refer to section 11f Soil & water management)</p>	<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)
I. Flooding	<p>Applications that relate to flood prone land</p>	<p>Include the matters required under 10a Floodplain management</p>
J. Bushfire assessment report	<p>Applications that relate to Bush Fire Prone Land</p>	<p>Prepare a Bushfire Assessment Report in accordance with the current version of <i>Planning</i></p>



Item	When required	Plans or information to be provided
		<i>of Bush Fire Protection</i> , as specified as in section 10b Bushfire Risk
K Geotechnical hazard assessment	Applications potentially subject to geotechnical hazards (refer to section 10c Geotechnical hazard)	Include the matters required under section 10c Geotechnical hazard
L Salinity assessment	Applications for subdivision and major development (not for individual dwellings)	Include the matters required under section 10c Geotechnical hazard
M. Traffic & parking plans & reports (various)	Depends on type of development and expected traffic movements and parking requirements	Include the matters required under section 12a Access and vehicle parking

13a.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.

This section is structured in the following way:

A	Concept & Land Uses
B	Staging
C	Public Road Network & Street Design
D	Pedestrian & cycling network
E	Biodiversity, open space & landscape strategy
F	Flooding & water management
G	Geotechnical hazard & salinity
H	Aboriginal & European heritage
I	Bushfire management
J	Significant development sites – seniors living
K	Residential subdivision
L	Residential building

Outcomes to be achieved

Design guidelines

A. Concept & Land Uses

- Development is undertaken in accordance with Map 2: St Aubin's Concept Development Plan (CDP) subject to compliance with the objectives and other development outcomes set out in this DCP.

Note: The CDP is a general guide to developing the site and variation from the DCP is permitted providing development is consistent with the Vision and Objectives for St Aubin's

- Development is undertaken in accordance with **Map 3: St Aubin's Preferred Land Use Plan (PLUP)** subject to compliance with the objectives and other development outcomes set out in this DCP

Note: The PLUP is a guide to allocating land uses to encourage certain activities within the St Aubin's development. Accordingly, the PLUP does not limit or prevent any other activities that are permissible under the LEP zoning.

B. Staging

- Appropriate essential infrastructure, services and facilities are established with the timely staging of development
- Staging and sequencing of the residential development occurs in accordance with **Map 4: St Aubin's Indicative Staging Strategy** or a staging strategy approved by Council.
- The size and boundaries of stages responds to expectant demands for new residential allotments.

C. Public Road Network & Street Design

- Development is undertaken in accordance with **Map 5: St Aubin's Indicative Road Hierarchy**) subject to compliance with the objectives and other development outcomes set out in this DCP
- The development satisfies relevant movement and access criteria contained within
 - section **12a Access & vehicle parking**
 - Part **3 Subdivision**
 - Part **4 Urban residential**
 - *UHSC Engineering Guidelines for Subdivisions and Developments*, as amended
- A hierarchy of interconnected streets is provided, that enables safe, convenient and legible access.
- Easily accessible connections to Gundy Road are provided
- Carriageways and verges must match the function of the road.
- '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.
- Street design is to comply with the minimum standards in the cross-sections detailed in **Figure 1: St Aubin's road sections minimum standards.**
- Roundabouts are to be provided where a signed intersection cannot adequately manage traffic flows.
- Cul-de-sac roads are permitted, particularly in locations where constraints are present such as sloping land and physical barriers (that is, high voltage transmission lines and riparian corridors)
- Verges abutting open space and riparian areas may be reduced to 1 m in width providing no

Outcomes to be achieved

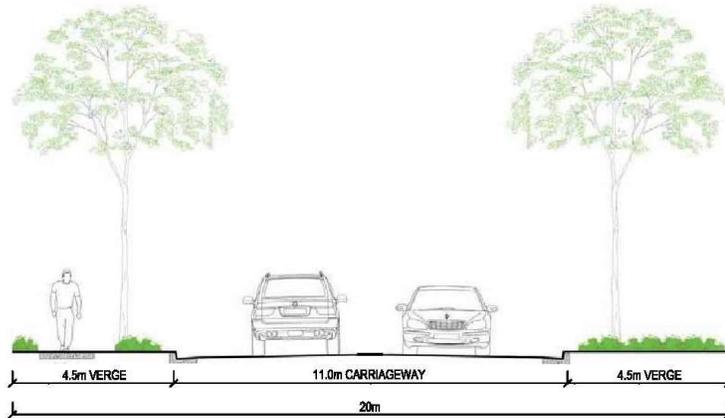
Design guidelines

- Adequate land is provided within verges for infrastructure, landscaping and pathways (if provided).

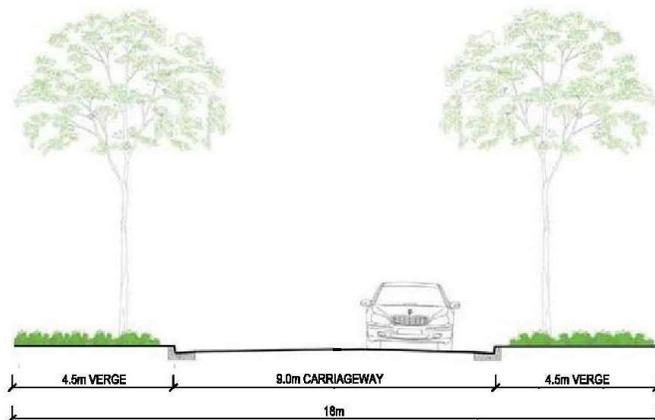
servicing infrastructure is installed on the non-residential side of the road.

Figure 1: St Aubin's road sections minimum standards

COLLECTOR ROAD



LOCAL ROAD



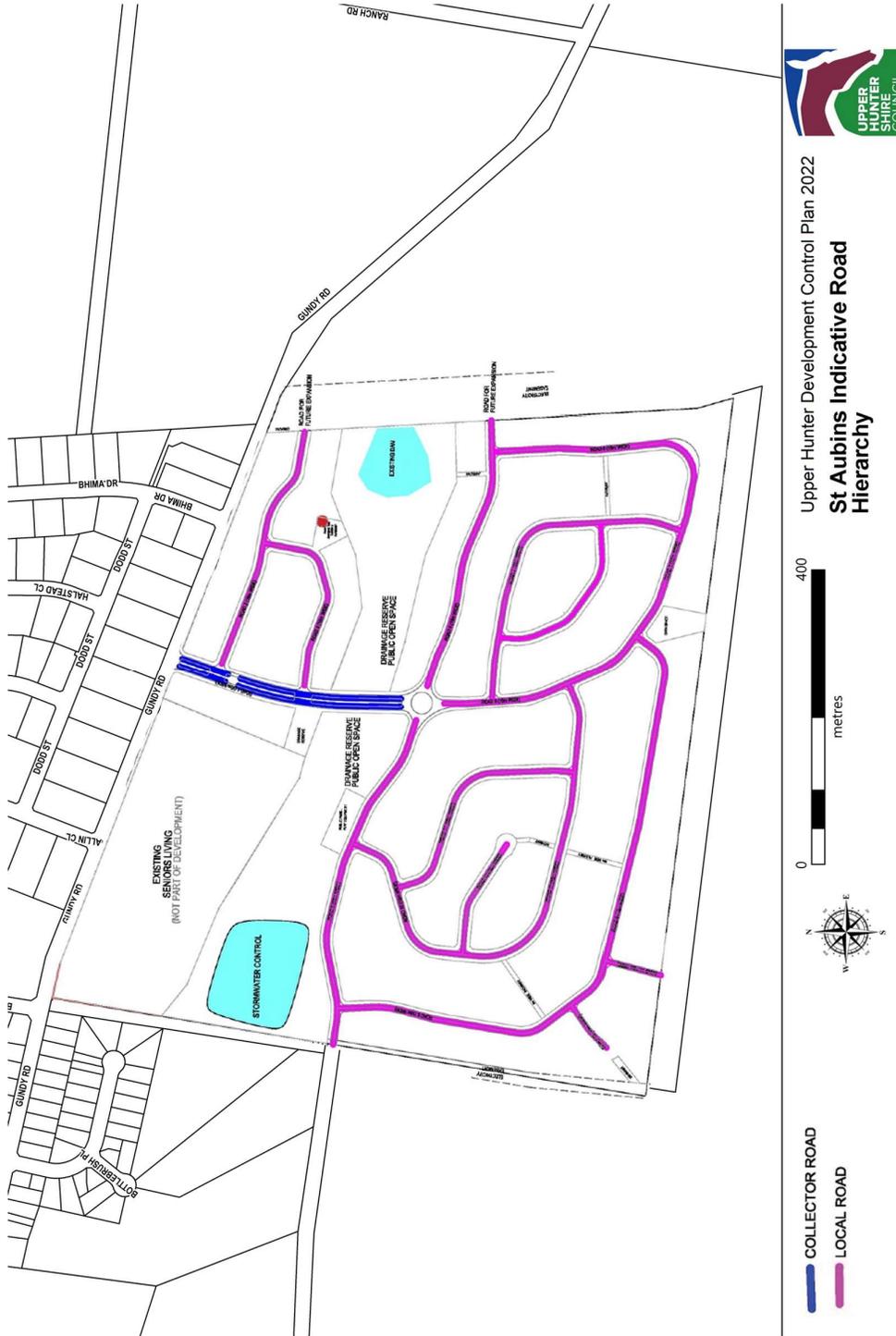
Map 3: St Aubin's Preferred Land Use Plan



Map 4: St Aubin's Indicative Staging Strategy



Map 5: St Aubin's Indicative Road Hierarchy



Outcomes to be achieved

Design guidelines

D. Pedestrian & cycling network

- A pedestrian and cycle pathway network is provided that:
 - provides safe and convenient linkages between residences and open space systems, schools, community facilities and shops, and key destinations beyond the St Aubin's site
 - responds to the topography and achieves appropriate grades for safe and comfortable use where possible
 - provides accessible connections to existing pathway networks.
- The efficient use of land is to be encouraged by allowing pedestrian pathways and cycleways to be located within open spaces wherever practical.
- Key pedestrian and cycleway routes are to be provided generally in accordance with a cycling and pedestrian strategy approved by council.
- The development should respond to the movement and access guidelines contained within
 - **Part 3 Subdivision**
 - **Part 4 Urban residential**
 - *UHSC Engineering Guidelines for Subdivisions and Developments (as amended)*

E. Biodiversity, open space & landscape strategy

- The subdivision avoids and minimises impacts on biodiversity
- The development meets the provisions of part 11b **Biodiversity conservation**
- Significant trees and other vegetation of ecological, aesthetic and cultural significance are conserved.
- The development meets the provisions of part 11a **Vegetation (including trees)**.
- Riparian corridors which contain habitat features are provided, enhanced and protected
- Groundwater leakage is minimised
- Landscaping and open spaces are provided in accordance with Map 2: St Aubin's Concept Development Plan, Map 3: St Aubin's Preferred Land Use Plan and with a detailed Landscape Strategy to be approved by Council.
- Open space meets the recreational needs of the residents, encourages healthy communities and contributes to the character of the estate and provides a safe and healthy environment for all users.
- Open space (parks) is conveniently located and accessible to pedestrians, cyclists and maintenance vehicles.
- Open space (parks) are provisioned with public amenities including toilets, playground equipment and tables and seating.
- Appropriate riparian areas can be used for passive open space uses and activities
- Promote and maintain perennial vegetation to minimise groundwater leakage
- Establish native tree and shrub corridor(s) in the streetscape to act as salinity intercept planting. Further native plantings are encouraged for riparian corridors and buffer zones.
- Public open space should respond to the design guidelines contained in **Part 3 Subdivision**

F. Flooding & water management

- The development considers the provisions of
 - section 10a **Floodplain management**
 - section 11f **Soil and water management**



Outcomes to be achieved

Design guidelines

- UHSC *Engineering Guidelines for Subdivisions and Developments*, as amended

G. Geotechnical hazard & salinity

- The development considers the provisions of section 10c **Geotechnical hazard**, particularly the sections within it relating to urban salinity.

Note that some parts of St Aubins are identified as having a Very High/High to Moderate salinity risk which needs specific assessment and management.

H. Aboriginal & European heritage

- The development considers the provisions of Part 9 **Heritage**
- Any significant sites or items detected on the site are appropriately protected

I. Bushfire management

- The development considers the provisions of section 10b **Bushfire risk** and comply with *Planning for Bush Fire Protection*
- Easily accessible linkages are provided to Gundy Road
- Vegetation outside the core riparian area is designed and managed as a low fuel or fuel reduced areas.

J. Significant development sites – seniors living

- A range of seniors living accommodation is provided on the site marked 'Seniors Living' on **Map 2: St Aubin's Concept Development Plan** and **Map 3: St Aubin's Preferred Land Use Plan**, including a Residential Aged Care Facility and Independent Living Units
- Childcare, community and other ancillary facilities must also be provided within the site marked 'Seniors Living' on **Map 2: St Aubin's Concept Development Plan** and **Map 3: St Aubin's Preferred Land Use Plan**, i
- The overall seniors living site is generally consistent with the following design principles

Layout

- The site must present a consistent residential character and sense of place.
- The site must respond to the natural attributes of the site.
- Impacts to the existing streetscape are minimised
- A high level of amenity is given in terms of solar access, views, outlook or proximity to open space
- Clear distinction is made between private and public spaces to encourage casual surveillance of the street.
- High levels of accessibility is provided in all buildings and across the wider site
- Provision of pedestrian linkages throughout the site and to the riparian zone.

Outcomes to be achieved

Design guidelines

- Design site servicing infrastructure, loading, waste storage and collection areas to minimise visual impact on the public domain and impact on neighbours.
- Provision of areas of quality landscaping and deep soil zones for mature tree planting

Built form and structures

- Recognise the specific and special functional requirements of residential aged care facilities.
- High quality design and materials appropriate to the rural residential character of the area
- Provision of 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.
- Provision for consistent setbacks to Gundy Road to allow for significant open spaces opportunities for planting and landscaping
- Provision of landscaped setbacks to internal roads
- Limit blank walls visible from principle streets and the public domain with design techniques and landscaping employed in such a way as to reduce visual impacts
- Provision of a materials and colour palette that responds to the rural residential nature of the area
- The **Independent Living Units** are generally consistent with the following design principles
 - Provision of housing choice through a range of dwelling sizes and types
 - Provision of dwellings that have distinct and safe entries
 - Provision of quality useable private spaces, landscaped areas and deep soils zones to support mature tree plantings, water percolation and residential amenity
 - Provision of adequate on-site parking for residents, visitors and staff having regard to the locality and transport provision on site
 - Minimise the dominance of garages within the streetscape through location, dimensions or external finishes and treatments
 - Provision of predominantly open front fencing style (that is, visually permeable infill panel of landscaping, decorative steel, wrought iron or timber pickets preferred) where front fencing is proposed.
- The **Residential Aged Care Facility** is generally consistent with the following design principles:
 - provision of a building form that addresses the functional and operational needs of the facility while responding to the rural residential nature of the area



Outcomes to be achieved

Design guidelines

- provision of adequate on-site parking for residents, visitors and staff having regard to the locality and transport provisions on site
- provision of safe, secure and usable communal open spaces appropriate for the specific user
- provision of quality landscaped areas and deep soils zones to support mature tree plantings, water percolation and to enhance residential amenity and outlook.

K. Residential subdivision

- The development satisfies relevant criteria set out in **Part 3 Subdivision**
- The subdivision layout:
 - utilises residential development areas efficiently and respond to the natural attributes of the site
 - establishes a consistent residential character and sense of place
 - ensures that residential lots are afforded a high level of amenity in terms of solar access views, outlook or proximity to open spaces
 - delivers a legible and permeable street network
 - responds to the natural site topography
 - takes into account the location of existing significant trees
 - is consistent with solar design principles
 - Street blocks are an appropriate length and width to facilitate pedestrian connectivity, and achieve stormwater management and traffic safety objectives
- Residential lots should be rectangular in geometry

L. Residential building

- The design considers the provisions of section **4a Urban dwellings**
- An attractive streetscape is provided through the provision of simple and articulated building and roof forms.
- The use of eaves, verandahs, high quality materials/finishes and feature elements on front facades is encouraged.
- The following streetscape design features are encouraged within the primary street facade of a residential building:
 - entry feature or portico
 - awnings or other features over windows
 - recessing or projecting architectural elements
 - open verandahs, and
 - a mixture of building materials and finishes

Outcomes to be achieved

Design guidelines

- Residential buildings are to be consistent with the standards in **Table 1: Residential buildings standards, St Aubin's Estate Scone**

Table 1: Residential buildings standards, St Aubin's Estate Scone

Dwelling design aspect	Requirement
Front Setback	(Min.): 6 m to main front building line
Side Setback	(Min.): 1 m
Site coverage	(Max.): 50% of total lot area
Building Height	(Max.): 2 storeys
Dwelling floor area	(Min.): 150 m ²
Building materials – walls	Materials are to comprise brick, stone, glass, timber or concrete
Building materials – roofs	Materials are to comprise tiles, slate, clay/cement products or pre-painted sheet metal
Front fencing type	Open style fence (that is, visually permeable, infill panels of landscaping, decorative steel, wrought iron or timber pickets preferred)
Front fencing height	(Max.): 1 m
Side fencing height	(Max.): 1.8 m (behind the main front building)
Attached garages	To be located behind building line
Outbuilding floor areas	(Max.): 60 m ² for combined total of all outbuildings
Outbuilding materials	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