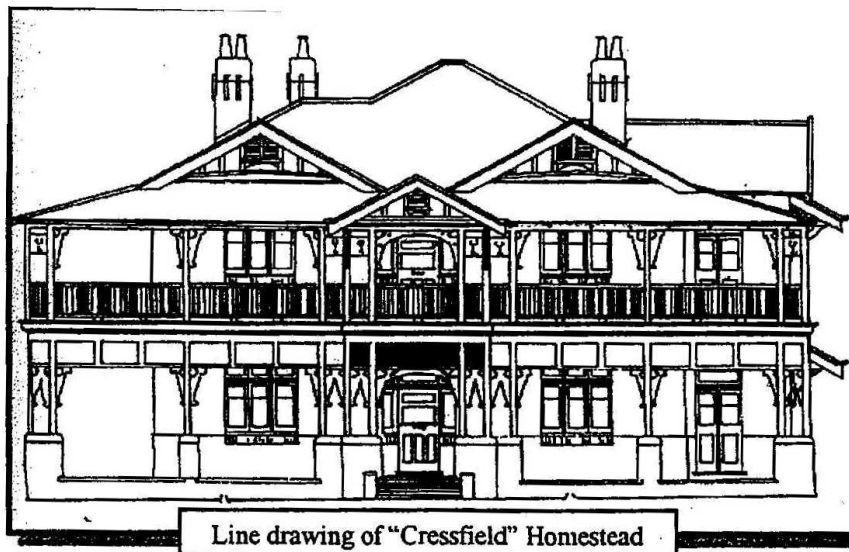


Scone Shire Council
Development Control Plan
"CRESSFIELD"
Subdivision - Parkville



Line drawing of "Cressfield" Homestead

Adopted by Scone Shire Council at its meeting on 28/2/2000

1 INTRODUCTION

- 1.1 This Plan may be referred to as Scone Shire Development Control Plan for “Cressfield” Subdivision, Parkville.
- 1.2 This development control plan has been made under the provisions of Section 72 of the Environmental Planning and Assessment Act 1979 and outlines the principles, policies and strategies for implementing the plan.
- 1.3 All development within the “Cressfield” subdivision will be assessed against the criteria contained within this DCP and the provisions of Scone LEP 1986.

2 APPLICATION OF PLAN

This plan applies to land identified as being contained within the site known as the “Cressfield” subdivision (see Figure 1).

3 RELATIONSHIP OF THIS PLAN TO OTHER PLANS

Section 72 of the Environmental Planning and Assessment Act 1979 and the Regulations require this DCP to be consistent with State Environmental Planning Policies (SEPPs), Regional Environmental Planning (REPs) and the Scone Local Environmental Plan (LEP). In cases of inconsistency with or between this DCP and an environmental planning instrument (SEPP, REP and LEP) the Environmental Planning instrument will prevail.

4 STATUS OF THE DEVELOPMENT CONTROL PLAN

This plan comprises this written documentation and accompanying plans, maps and diagrams and was adopted by Scone Shire Council on 28/2/2000 and comes into force 9/3/2000 which is date on which the adoption of the plan was advertised in the Scone Advocate newspaper pursuant to the Environmental Planning and Assessment Regulations 1994.

5 PURPOSE OF THE PLAN

The DCP is an advisory plan which is designed to:

- (i) supplement and provide more detail in relation to development made permissible under Scone LEP 1986 (as amended) and to present supporting or explanatory material relating to that plan;

- (ii) establish a framework for development control within the site known as “Cressfield” and setting Council’s and the communities policies for directing development in the area;
- (iii) be a flexible document allowing for a level of interpretation that can address changing demands for rural land use over time.

6 AIMS & OBJECTIVES

The aims and objectives of this DCP are to encourage;

- protection of prime agricultural lands (Classes 1,2&3)
- protection of cultural heritage (European-“Cressfield Homestead and associated buildings”)
- protection of the amenity of adjoining nearby residences and those residences that may be constructed on the lots created especially in relation to the continuing operation of the Bentonite Mine.
- to ensure development contributes positively to Scone’s image
- increase employment opportunities
- attract and stimulate investment in the area
- encourage sustainable agricultural development

7 DEVELOPMENT CONTROLS

7.1 Dwelling Location

An existing Bentonite Mine operates on the “Cressfield” property to the east of “Brooklyn” homestead (proposed Lot 8).

Continued operation of the mine and its expansion has potential to cause both visual and noise impacts upon adjoining lots.

For this reason the location of dwellings on lots 5 and 6 are to be restricted to the northern portions so as to allow dwellings to have views oriented to the north, west and east to avoid the visual impacts associated with the Bentonite Mine (see Figure 2). Similarly restrictions have also been placed on lots 3 & 4.

In addition to the restriction on building (dwelling-house) landscaping will need to be carried out to effectively screen views to the south towards the Bentonite Mine.

The use of earth mounds with plantings can be effective in ameliorating against both noise and visual impacts.

Consideration should be given to the use of appropriate species that are:

- fast growing
- drought resistant, and

- have dense foliage to provide an effective visual barrier. If trees mature to a height above normal sight lines then thought should be given to planting shrubs to fill in below tree canopies.

Details of both building materials and proposed landscaping will need to be provided to Council for approval along with the development application (construction certificate) for each dwelling-house to be located on proposed lots 5 and 6.

7.2 Building Materials

The potential for noise emanating from the continued operation of the Bentonite Mine to impact upon adjoining development (residences) located on proposed lots 4, 5 and 6 will require the selection of appropriate building materials to effectively ameliorate any intrusion of noise into the dwelling-houses.

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.

The plantings of vegetation between the dwellings and the mining operation can assist in visually screening the mine operation however barriers such as screen walls or earth mounds are most effective in ameliorating noise effects.

The placement of rural outbuildings between the site of any dwelling and the mine site can also ameliorate against noise impacts.

7.3 Landscaping Easement

A need exists to provide an effective screen to the east from the Bentonite Mine and its future likely expansion.

Whilst the mine is currently confined to the western side of a rise which shields it from views to the east its likely expansion should see the operation move around the rise towards the east.

To allow for the effective screening of the mine expansion from the residences to the east and “Cressfield” homestead a 20 metre wide landscape buffer will need to be planted along the access handle to proposed lot 9 (“Cressfield”).

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.

Species selected for 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.

Such landscaping is to be maintained for the life of the mining operation and the rehabilitation of the mined area. 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.

Details of the planting regime are to be submitted to and approved by Council.

The plantings shall be commenced and substantially completed within two (2) years of the date of consent to the subdivision.

Details of the ongoing responsibility for the maintenance of the landscaping shall be incorporated into a suitable 88B Instrument to accompany the plan of subdivision.

7.4 Bentonite Mine

A Bentonite Mine currently exists on proposed lot 8 and operates under a consent issued in 1973 by Scone Shire Council.

It is understood that the mining resource has a life of approximately 21 years and exploitation of that resource should see the mine path proceed in an easterly direction which will see operations located on the eastern side of a ridge between "Brooklyn" and "Cressfield".

Current mine operations are shielded from views to the east however the easterly progression of the mine will see these circumstances change.

Landscaping buffer has been identified as part of proposed lot 9 which is to be planted with native plant species within two years of the date of release of the final linen plan.

The responsibility for maintenance of this landscape buffer rests with the owners of proposed lot 9 however these circumstances may be reviewed by Council should the mining operation require notification such that ameliorative works may be required to screen the mines amended operation from view of adjoining residences.

The responsibility for maintenance of the landscaping buffer may be transferred to the mine operator and/or additional plantings / buffer screens may be required to address both visual and noise concerns.

7.5 Water Conservation

The area of Parkville in which the “Cressfield” subdivision is located is not serviced by a reticulated water supply and as such measures need to be designed into the development to ensure the provision of a potable water supply to all new dwellings as well as the ensure a fire fighting capacity is also available.

In addition to domestic supplies 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.

To this end future developments will be required to:

- Utilise water conserving appliances in residences.
- Practice water reuse ie grey water for toilet flushing or irrigation of gardens/lawns.
- Reuse of treated effluent ie irrigation for lawns, gardens.
- Installation of 100,000 litre roof water storage tanks for domestic and potable water supplies on each lot.
- Provision of a minimum 20,000 litres of tank water for fire fighting purposes on each lot. This can be drawn from the 100,000 litre domestic tank or supplied from an independent tank.

Both tanks should be fitted with an outlet cock suitable for connection to the bushfire brigade fire fighting appliances. (A separate tank of 20,000 litres can be installed on outbuildings or sheds and not compete for domestic supplies).

- Use of plant and lawn species that are drought resistant and not water demanding.
- Construction of future dams must be in accordance with the Department of Land and Water Conservation “Farm Dams Policy”.

In brief the size of a dam to be constructed on a first or second order watercourse (not having a permanent flow) under the Farm Dam policy can be calculated by the area of the land (expressed in hectares (ha)) multiplied by 0.07 megalitres (the multiplier).

For example lot 3 has an area of 61.3 hectares which multiplied by the Maximum Harvestable Right Dam Capacity (MHRDC) figure (0.07 for

Scone/Parkville) equals 4.22 megalitres or 4,220 cubic metres or 4,220,300 litres.

For more details contact should be made with the Department of Land and Water Conservation.

- Existing dams should be measured to see if they meet with the “Farm Dams Policy”. If they do not meet the policy guidelines then licensing by Department of Land and Water Conservation may be required.
- Water that is pumped from the aquifer in accordance with the transferred water allocations should be transferred only to sealed tanks and not stock dams.

7.6 Boundary Fencing

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.

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 (5) strand plain wire which is the current farming arrangements, should suffice to stop stock from wandering. Specialist fencing requirements may be considered for other uses ie deer, alpacas, emus, ostriges etc.

7.7 European Heritage

“Cressfield” is listed as an item of the environmental heritage under both the Scone Local Environmental Plan 1986 and the Hunter Regional Environmental Plan 1987 (item of Regional Significance).

Given the significance of “Cressfield” development of that land is subject to assessment by Council so that the impact of development can be assessed to ensure that the significance of Cressfield is not harmed.

The retention of the “Cressfield” homestead and associated buildings on a substantial holding is seen as the most appropriate means of retaining much of the setting and curtilage that would ensure the heritage significance of the site is retained.

Any alterations or renovations to “Cressfield” homestead or any related outbuildings, shearing shed, shearers quarters etc will need to be approved by Council and may require the concurrence of the Director General of the Department of Urban Affairs and Planning.

7.8 Prime Agricultural Lands

The NSW Department of Agriculture has a “Five Class System” that categorises land into agricultural suitability.

It provides a ranking of lands according to their productivity for a wide range of agricultural activities.

The classification is based upon the effects of climate, topography and soil characteristics, the cultural and physical requirements of various crops and pastures, existing socio-economic factors including local infrastructure and geographic location, which all combine to determine the productive potential of the land.

The Agricultural Suitability classification is as follows:

Class 1

Arable land suitable for intensive cultivation where constraints to sustained high levels of agricultural production are minor or absent.

Class 2

Arable land suitable for regular cultivation for crops but not suited to continuous cultivation. It has moderate to high suitability for agriculture but edaphic (soil factors) or environmental constraints reduce the overall level of production and may limit the cropping phase to a rotation with sown pastures.

Class 3

Grazing land or land well suited to pasture improvement. It may be cultivated or cropped in rotation with pasture. The overall level of production is moderate as a result of edaphic or environmental constraints. Erosion hazards or soil structural breakdown limit the frequency of ground disturbance and conservation or drainage works may be required.

Class 4

Land suitable for grazing but not cultivation. Agriculture is based on native pastures or improved pastures established using minimum tillage techniques. Production may be high seasonally but the overall level of production is low as a result of a number of major constraints, both environmental and edaphic.

Class 5

Land suitable for agriculture or at best suited only to light grazing. Agricultural production is low or zero as a result of severe constraints, including economic factors, which preclude improvement. This classification is suited to general application in the Eastern Division and that part of the Central Division where the mean annual rainfall exceeds about 450mm.

The Agricultural Classifications for “Cressfield” are shown on Figure 3.

In general the 5 Class System can be reduced to three broad categories:

- Highly productive lands suited to both row and field crops (Classes 1 and 2).
- Moderately productive lands suited to improved pasture and to cropping within a pasture rotation (Class 3).
- Marginal lands not suitable for cultivation and with low to very low productivity for grazing (Classes 4 and 5).

Agricultural Classes 1, 2 and 3 are recognised as “Prime Agricultural Land” for the purposes of the Environmental Planning and Assessment Act 1979.

The provisions of both the Scone LEP and Hunter Regional Environmental Plan (REP) recognise the importance of protecting prime agricultural lands.

To ensure the protection of the agricultural capabilities of the lands within the “Cressfield” subdivision regard will be had to the activities to be carried out on the land to ensure that the Class 1, 2 and 3 Agricultural lands are not lost or further fragmented.

Appropriate land uses and farm management techniques should be chosen relative to the capability of the land.

The assistance of an Agronomist on the Department of Agriculture may be required in planning for various land uses at “Cressfield”.

8 IMPLEMENTATION

Council will seek to implement the aims and objectives of this plan through the development assessment process under the provisions of the Environmental Planning and Assessment Act 1979.

In assessing all development applications for land within the “Cressfield” subdivision regard will be had to this DCP together with the Scone LEP 1986, the Hunter REP 1989 and the Hunter REP 1989 - HERITAGE.