

Section 30 – Iron Bark Ridge Extension

30.1 Application

This Section applies to all land with the Iron Bark Ridge Extension Urban Release Area, as shown outlined with a red line on the map at Figure 1.

Figure 1. Iron Bark Ridge Extension Urban Release Area



30.2 Relationship to other Plans and chapters of the Development Control Plan

This Section supplements the provisions of the Muswellbrook Local Environmental Plan 2009, and the other chapters of the Muswellbrook Development Control Plan. Of particular relevance are the provisions of Chapter 6 - Residential Development.

For many developments, this Chapter will provide an overview and/or supplementary controls, with most of the controls applying to the development being contained in other chapters of the Muswellbrook Development Control Plan.

Where there is an inconsistency between provisions of this Chapter and those of other Chapters of the Muswellbrook Development Control Plan, this Chapter prevails.

A range of other Council plans, policies and strategies also apply to the Release Area, as may a range of State Government plans, policies and strategies.

Council officers should be consulted if there is doubt as to the applicability of a specific policy, plan, strategy or provision to the Release Area.

Development proponents are advised to seek professional advice regarding the requirements that may apply to their proposal.

Note: all figures in this Section are conceptual and schematic in nature.

30.3 Purpose

The purpose of this Chapter is to provide detailed controls to guide development in the Iron Bark Ridge Extension Urban Release Area

30.4 Objectives

The objectives of this Chapter are to ensure that:

- a) site layout and building design responds to the characteristics, opportunities and constraints of the site and its context.
- b) the design of new buildings reflects and reinforces, or is complementary to, the character of the locality.
- c) the character and pattern of existing setbacks and building orientation within residential streets is reinforced.
- d) site facilities are unobtrusive, integrated into the proposal, provide for needs of residents and reduce the impact of development on the environment.
- e) the design and provision of public utilities, including sewerage, water, electricity, street lighting and telephone conform to the cost-effective performance measures of the relevant servicing authority.
- f) ancillary buildings do not dominate the streetscape.

30.5 Development Requirements

All development applications shall demonstrate consistency with the following requirements.

30.5.1 Staging Plan

The Staging Plan provides a guide to the sequence of land development in the Iron Bark Ridge urban release area.

Objectives:

- a) To ensure that development of the land is efficient and cost effective.
- b) To facilitate the logical expansion of urban infrastructure.
- c) To ensure residents have access to urban infrastructure and services
- d) To provide a mechanism for flexibility in the staging of development where this is justified and the timing impacts are mitigated.
- e) To provide the basis for the equitable sharing of infrastructure costs.

Controls

- (i) The development of land is to be generally consistent with the Staging Plan shown in Figure 2.
- (ii) Each Stage may be subdivided into substages. The substages should be identified in a report to accompany the development application for subdivision, together with a description of the substages and the impact of the substage sequence on the provision of infrastructure.
- (iii) Development of land inconsistent with the Staging Plan can occur if the proposed sequence is justified by a supporting study, to the satisfaction of the consent authority. The supporting study must be lodged prior to or with the relevant development application.
- (iv) At a minimum, the issues to be addressed in a supporting study to vary the staging sequence include:
 - Impacts on the availability of urban services and infrastructure
 - including open space; pedestrians, cyclists and residents.

- Impacts on the development of other land/development stages.
- Servicing strategy.
- Cost impacts on other parties, including servicing authorities.

Note: If the timing of development is inconsistent with the Staging Plan there may be implications for the quantum or timing of infrastructure works or contributions required as a result of that development, so as to ensure other stages are not disadvantaged or to ensure that residents have sufficient access to urban services and infrastructure.

- (v) All land in Iron Bark Ridge is to be serviced by reticulated water and sewerage services unless a servicing study and strategy is undertaken which justifies an alternative means of providing such services. The servicing strategy must be to the satisfaction of the consent authority prior to the granting of development consent.
- (vi) Any offsite easements and infrastructure required to enable runoff from any Stage of the Urban Release Area is to be conveyed to waterways in a managed fashion and, is to be registered and the infrastructure connected prior to the registration of the lots within that Stage.

Figure 2. Iron Bark Ridge Extension Urban Release Area Staging Plan



30.5.2 Servicing Pan

Council's Developer Servicing Plans identifies the land as being suitable for the extension of new, and augmentation of existing services for water and sewer infrastructure to service the Iron Bark Ridge Extension urban release area.

Objectives:

- a) To ensure services are available in a cost effective manner.
- b) To minimize the life cycle costs of the provision and operation of service infrastructure.
- c) To connect all lots to reticulated services.

Controls:

- (i) Consent will not be granted for the subdivision of land unless a Servicing Strategy has been lodged to the satisfaction of Muswellbrook Shire Council.
- (ii) The required Servicing Strategy should address:
 - The provision of hydraulic, telecommunication and electricity services.
 - Proposed utilities networks and their relationship to adjacent properties, including links to adjacent properties.
 - Capacities of the utility services and the impact of the proposed development on remaining service capacity.
 - Options for utility service provision and a preferred option.
 - Implications of the servicing options for other landowners in the release area.
 - Proposed cost sharing arrangements with other landowners for any shared utility infrastructure including facility upgrades.
 - Details of consultations with servicing authorities in the preparation of the Servicing Strategy.
- (iii) Development will be required to pay for the upgrade of lead in and other major infrastructure, such as carrier mains, pumping stations, reservoirs and treatment plants.
- (iv) Variations from the Council's Servicing Strategy may only occur if justified by a supporting study to the satisfaction of Muswellbrook Shire Council. At a minimum, the supporting study must address the environmental, capital and operational costs and implications of the variation including the implications for other development stages.
- (v) The provision of easements may need to occur if required by Muswellbrook Shire Council. Easements will be required to be negotiated between adjoining landowners. Prospective developers should contact Council regarding Council's interest in being involved in specific negotiations.

30.5.3 Transport

Objectives

- a) To ensure residents have access to safe convenient vehicular, pedestrian and bicycle networks.
- b) To maximise vehicular, cyclist and pedestrian connectivity within the release area and to other parts of Muswellbrook.
- c) To provide for safe and convenient pedestrian and bicycle movement throughout the release area and to important destinations in Muswellbrook.
- d) To encourage low vehicle speeds throughout the Release Area.

- e) To ensure that the impact of development on transport infrastructure outside of the Urban Release area is considered.

Controls

- (i) Consent will not be granted for the subdivision of land unless a Traffic Management Plan has been lodged to the satisfaction of Muswellbrook Shire Council. The Traffic Management Plan should address such matters as traffic volumes, triggers for the provision of infrastructure and upgrades, an assessment of the impact of the development on the road system internal and external to the site and Urban Release Area, pedestrian and cyclist networks, identification of road upgrades, intersection upgrades and the cumulative impact of development on the road network, at a minimum.
- (ii) The Traffic Management Plan shall also address the design of the road network that is required to service the relevant stage of development and how the road network connects to the other stages of the development in a logical hierarchy of street function, where applicable.
- (iii) All roads and footpaths shall be designed and constructed in accordance with Council requirements.
- (iv) The road network is to be generally consistent with the road network detailed in the concept plan shown in Figure 3.
- (v) The positioning and design of movement networks must give priority to:
 - facilitating efficient walking, cycling and public transport networks and;
 - retaining and complementing natural topography, such as views and drainage.
- (vi) Alternative access points other than those identified in Figure 3 are to be supported by a traffic study to the satisfaction of Muswellbrook Shire Council.
- (vii) Any change to the preferred location of road infrastructure is to be addressed in a traffic study to accompany the development application for subdivision, and is to be to the satisfaction of Muswellbrook Shire Council.

30.5.4 Open Space

Objectives

- a) Open Space is to provide for a variety of recreational, aesthetic and environmental purposes
- b) Open space should be easily maintained
- c) Open space should provide informal and formal settings.

Controls

- (i) Open space is to be provided generally in accordance with the Open Space Plan at Figure 3.
- (ii) Multiple use open space should remain usable for its intended purpose, and not compromised for extended periods by such matters as wet soils.
- (iii) Riparian vegetation along any main watercourse drainage reserve is to be re-established using native species.
- (iv) Any drainage reserve riparian corridor is not to be less than 40 metres in width (i.e. 20m either side of the re-established ephemeral creek) or 20 metres, as relevant, at any point unless otherwise justified to the satisfaction of the consent authority and as required by the NSW Office of Water.
- (v) Open space areas are to be linked by pedestrian and cycle paths as much as practicable to provide an accessible network of open space.

- (vi) Where possible, roads or laneways/shareways are to border open space areas in order to provide passive surveillance and access.

Figure 3 Open Space Plan



30.5.5 Landscape Plan

Objectives

- a) Existing native vegetation is to be retained and enhanced where possible.
- b) Iron Bark Ridge extension is to exhibit a landscape similar to the existing urban area of Iron Bark Ridge.
- c) The scenic quality and local character of the area is maintained.
- d) Landscaping should showcase and/or frame the rural vistas to the east and south, where possible.

Controls

- (i) Consent shall not be granted for the subdivision of land unless a Landscape Plan has been lodged to the satisfaction of the consent authority. A concept plan may be acceptable at the development application stage and a detailed plan at the construction certificate stage (this should be confirmed with the consent authority prior to lodgement of a development application for subdivision). At a minimum the landscape plan is to contain details of the proposed landscaping of the public domain, including streets and open space. This landscape plan must be to the consent authority's satisfaction prior to the granting of development consent.
- (ii) Landscape plans should include

- A schedule of the species and the planting locations
 - Technical details of the planting and initial maintenance regime
 - An assessment of ongoing maintenance requirements.
 - Landscape treatments, including paving and street furniture
 - A guide to landscaping and plant species to be provided to prospective land purchasers.
- (iii) Street trees are to be planted to:
- Soften the streetscape.
 - Act as traffic calming measures through perceived narrowing the road.
 - Provide shade to footpaths and roads.
- (iv) The main watercourse drainage reserves are to be landscaped as a riparian area, with native vegetation.

30.5.6 Passive and Active Recreational Areas

Objectives

- a) Open Space is to be provided for a variety of recreational, aesthetic, and
- b) environmental purposes.
- c) Open space should be easily maintained.
- d) Open space should provide informal and formal settings.

Controls

- (i) Open space is to be provided generally in accordance with Figure 3.
- (ii) A local park with an area of not less than 0.2ha with various facilities, including a playground should be provided in a location detailed on the approved Landscape Plan and approved by the consent authority.
- (iii) Open space areas are to be linked by pedestrian and cycle paths, where practical, to provide an accessible network of open space.
- (iv) Where possible, roads or laneways/share ways are to border open space areas in order to provide passive surveillance and access.
- (v) The open space (including drainage reserves) / recreations areas shall be dedicated to Council.

30.5.6 Water Management

Objectives

- a) The water balance of Iron Bark Ridge Extension is to be as close as possible to natural conditions.
- b) Drainage should be generally directed away from the existing urban area of Iron Bark Ridge to the maximum feasible extent
- c) Water management should seek to provide an effective treatment train in the context of minimising Council's long term maintenance requirements. The treatment train should consider source controls, water quality, water volume, on and off site detention, instream treatment measures, salinity management and the implications for receiving areas.
- d) Runoff generated by more intense rainfall causes no downstream property damage or risk to public safety and to mimic the existing flow regime as near as possible.
- e) All necessary easements will be required to be negotiated between adjoining landowners prior to approval of development construction certificate.

Controls

- (i) Consent will not be granted for the subdivision of land unless a Water Management (stormwater) Strategy has been lodged to the satisfaction of the consent authority.
- (ii) The quality and quantity of runoff of each stage of development is to be equivalent to the pre-development state. Council will define each stage for the purposes of this Control.
- (iii) Development of land inconsistent with the Water Management Strategy can occur if the proposed measures are justified by a supporting study, to the satisfaction of the consent authority. The supporting study must be lodged prior to or with the relevant development application.
- (iv) The supporting study is to include (but not limited to):
 - Hydrological and flood analysis of the proposed strategy
 - Impact on the overall Water Management Concept Plan
 - Impact on other future urban development within Iron Bark Ridge Extension
 - Cost impact on Council (recurrent) and other future urban development (capital)
 - Impact on upstream and downstream land and buildings
 - Environmental impact.
- (v) The water management strategy for the main watercourse is to be designed to appear as a natural stable stream in a riparian corridor.
- (vi) Stormwater strategy and design is to consider the context of the site along with upstream and downstream impacts.
- (vii) Water management strategies should aim to achieve a:
 - Reduction of erosion.
 - Reduction of flow velocity.
 - Reduction of runoff volume through at source controls and water quality treatment.
 - Maximum infiltration.
 - Salinity management (note: a balance is required between this and the objective above and Council's advice should be sought in this regard)
 - Drainage easements may need to be provided.
- (viii) Development is to comply with the provisions of Section 25 (Stormwater Management) of the Muswellbrook Development Control Plan.
- (ix) Easements may need to be created in circumstances where water management infrastructure, such as detention basins, are located on land not included in that development. Easements are to be negotiated between adjoining landowners as required prior to the approval of the construction certificate of the development.

30.5.7 Built Form /Residential Densities

Refer to Section 6 of this DCP.

There are no specific requirements in respect of residential density – the Muswellbrook LEP applies in this regard.

Objectives

- a) Residential design and construction shall reflect / be consistent with expectations of a new residential area.
- b) Construction of dwellings shall incorporate any bushfire and acoustic considerations where necessary

Controls

Note: Lot size controls are shown in the Muswellbrook Local Environmental Plan 2009.

- (i) Outbuildings shall
 - be constructed in compatible materials with the locality / residence on the subject land.
 - Only be constructed in conjunction with a new dwelling or after the dwelling has been occupied.
 - Be of an appropriate size and height for a residential setting.
- (ii) Any Bushfire Attack Level and /or acoustic requirements shall be included in plans for residential development

30.5.8 Flora and Fauna

Objectives

- a) Future subdivision of the land does not have adverse impacts on either flora or fauna associated with the land.
- b) Trees identified as being retained shall be adequately protected.

Controls

- (iii) Consent will not be granted for the subdivision of land unless an Ecological Assessment Report has been lodged to the satisfaction of the consent authority.
- (iv) Trees identified in the report shall be retained during the subdivision development and subsequent occupation of the land.
- (v) If appropriate, restrictions on use of land shall be placed on the relevant allotments ensuring protection of the nominated trees.

30.5.9 Natural Hazards

Objectives

- a) Future subdivision of the land does not have adverse impacts on either flora or fauna associated with the land.
- b) Trees identified as being retained shall be adequately protected.

Controls

- (i) Refer Section 21 of this DCP for requirements in relation to contaminated land.
- (ii) Trees identified in the report shall be retained during the subdivision development and subsequent occupation of the land.
- (iii) If appropriate, restrictions on use of land shall be placed on the relevant allotments ensuring protection of the nominated trees.