



**Armidale Dumaresq
Development Control Plan 2012**

Section 6 Locality Specific Precincts

Chapter 6. 3 North-East Armidale Precinct

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Part 1 General Provisions

1.1 Introduction

The North-East Armidale Precinct Chapter has been developed to provide further detail in relation to the future development of land shown on the North-East Armidale Strategy Plan Map (see Figure 1).

The purpose of this chapter is to identify site specific strategies and requirements that must be incorporated into future development when development of land in the North-East Armidale Precinct occurs.

The provisions of this chapter should be read in conjunction with other relevant chapters of the Armidale Dumaresq Development Control Plan 2012.

1.2 Objectives

The objective of this chapter is to ensure that development of urban areas involving multiple land holders is carried out in a coordinated and integrated manner.

1.3 Addressing the guidelines in this chapter

Additional guidelines specifically for land in the North East Armidale Precinct are set out in this chapter. These are expressed in the form of objectives that need to be addressed for each development proposal. For each objective (O), 'acceptable solutions' (S) are provided which, if met, will ensure compliance. Alternative approaches may be proposed, provided these adequately address the relevant objectives and comply with legislation.

1.4 Land to which this chapter applies

The North-East Armidale Precinct Chapter applies to land in the area bound generally by Rockvale Road, Box Hill Drive, Cookes Road, Erskine Street, Kennedy Street North and Watson Avenue as shown in Figure 1.

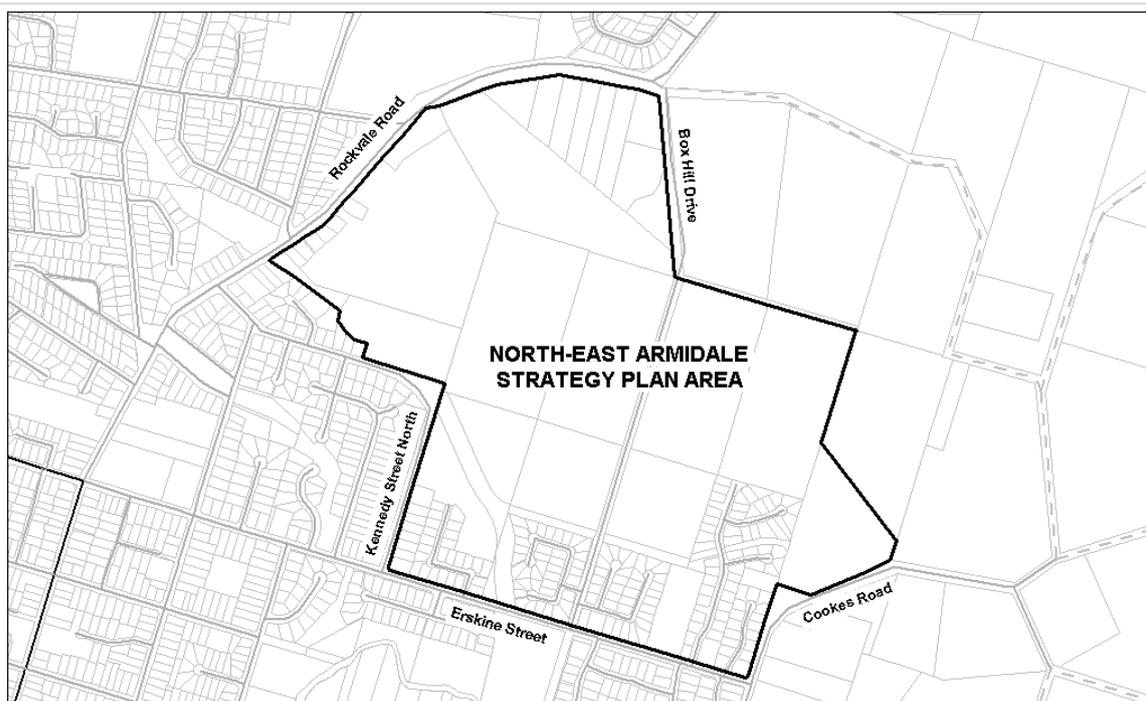


Figure 1 North-East Armidale Precinct Area

Part 2 Requirements for development in the North-East Armidale Precinct	
2.1 Road and access networks	
S.1	The road layout and inter-allotment connections shown on the Strategy Plan are diagrammatic only and provide an outline of the desired network of road, pedestrian, bicycle and inter-allotment connections for the area. The exact location of roads, pedestrian and bicycle networks and other access ways will be subject to subdivision and engineering design in response to the site analysis.
S.2	Subdivision design should minimise the visual impact of roads on the local environment by endeavouring to preserve existing trees and by following contour lines as closely as possible.
2.2 Site specific requirements	
The following requirements apply to specific locations shown with corresponding circled numbers on the North-East Armidale Strategy Plan.	
① Box Hill Drive	
Box Hill Drive has been identified by Council as a potential future road link between Erskine Street and Rockvale Road.	
S.1	Any development requiring access to/from Box Hill Drive shall make provision for the construction of Box Hill Drive from the nearest sealed public road up to the point of entry to a development site in accordance with Council's road design standards applicable at the time.
S.2	Council may require additional road works past the entry point to the proposed development to eliminate dust nuisance to residential properties.
S.3	Road design should endeavour to retain as many existing trees within the road reserve as is feasible and safe.
2.3 Bicycle network	
S.1	The Armidale Dumaresq Bicycle Strategy includes the proposed network routes outlined below. Where necessary, significant development of land incorporating or adjacent to a proposed bicycle network route shall include provisions to enable construction of the route as outlined in the Bicycle Strategy.
	SP1 Cookes Road – Merinda Place via Erskine Street (primary off-road route)
	SP3 Canambe Street – Rockvale Road via Box Hill Drive
2.4 Utility services	
S.2	The supply of sewer and reticulated water to any new development shall be carried out in accordance with Council's Water Supply and Sewerage Development Servicing Plan and the relevant chapters of this DCP.
S.3	The proposed location of new sewer and water infrastructure required to service future development is identified on the North East Armidale Strategy Plan.
2.5 Gara raw water main	
The location of the Gara Raw Water Main is shown on the Strategy Plan. The main is not available for domestic water connections.	
S.4	Any development of land through which the main passes shall provide a 5 metre wide easement over the main to benefit Council. The line of the water main shall be off-set by not

less than 1.5 metres from one side of the easement to allow for maintenance access by Council.

- S.5 Council may consider realignment of the water main, at the developer's expense, where required to enable development to occur.

2.6 Stormwater management

- S.1 Stormwater drainage systems shall be designed and provided in accordance with *Chapter 2.7 – Floodplain Protection and Stormwater Drainage*. In addition to the principles and requirements outlined in this chapter, development of land to which the Strategy Plan applies shall provide, where relevant, an easement or riparian area reserve over existing natural flow paths within the area of proposed development, and over receiving drainage systems downstream of development sites that cater for run-off from development.

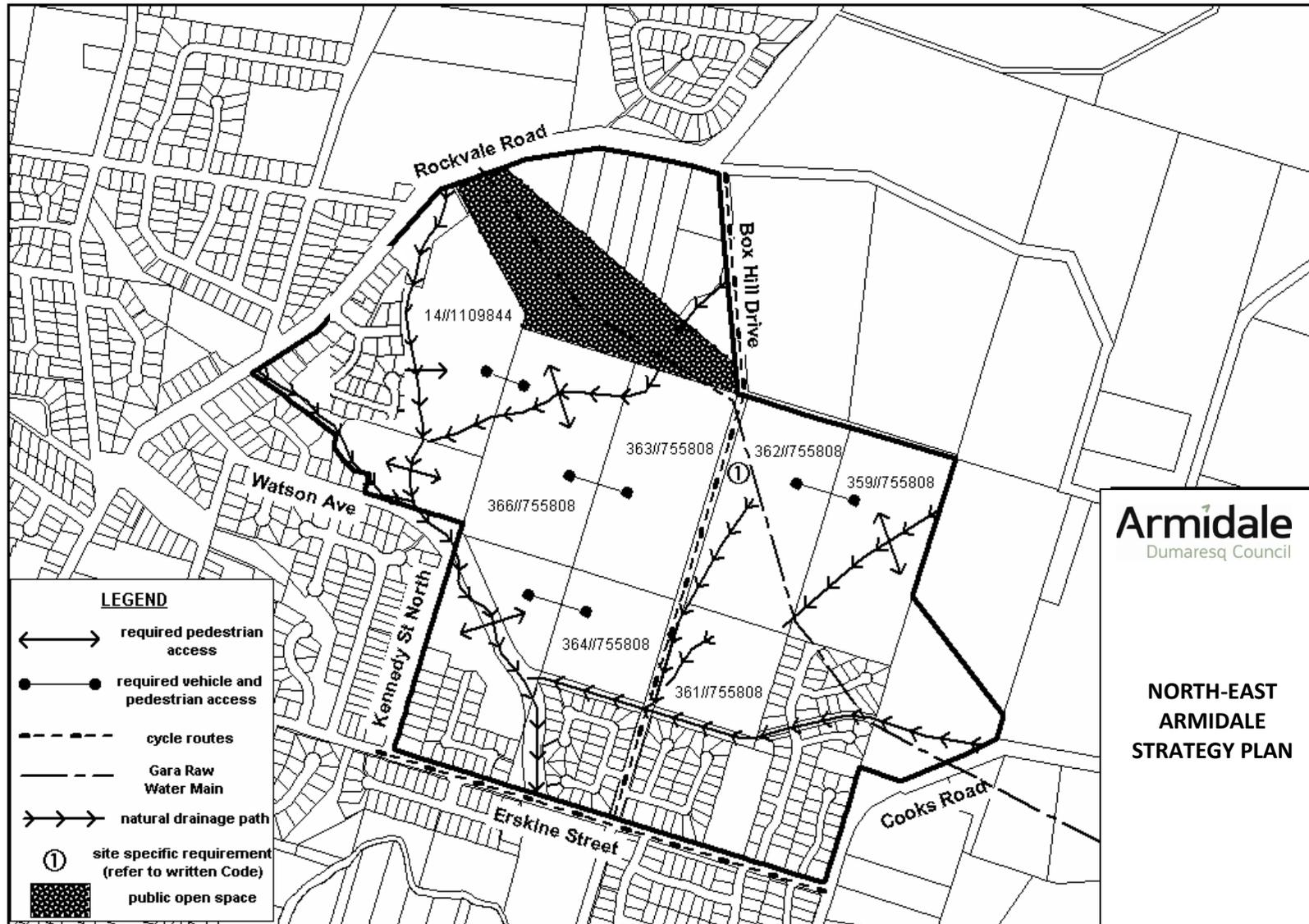


Figure 2 North East Armidale Strategy Plan