



**Armidale Dumaresq
Development Control Plan 2012**

Section 6 Locality Specific Precincts

Chapter 6.4 Chestnut Avenue Precinct

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Part 1 General Provisions

1.1 Introduction

The Chestnut Avenue Precinct Chapter has been developed to provide further detail in relation to the future development of land shown on the Chestnut Avenue 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 Chestnut Avenue 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 Chestnut Avenue 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 Chestnut Avenue Strategy Plan applies to the area bounded by Glen Innes Road, Gordon Street, Chestnut Avenue and Old Glen Innes Road as shown in Figure 1.

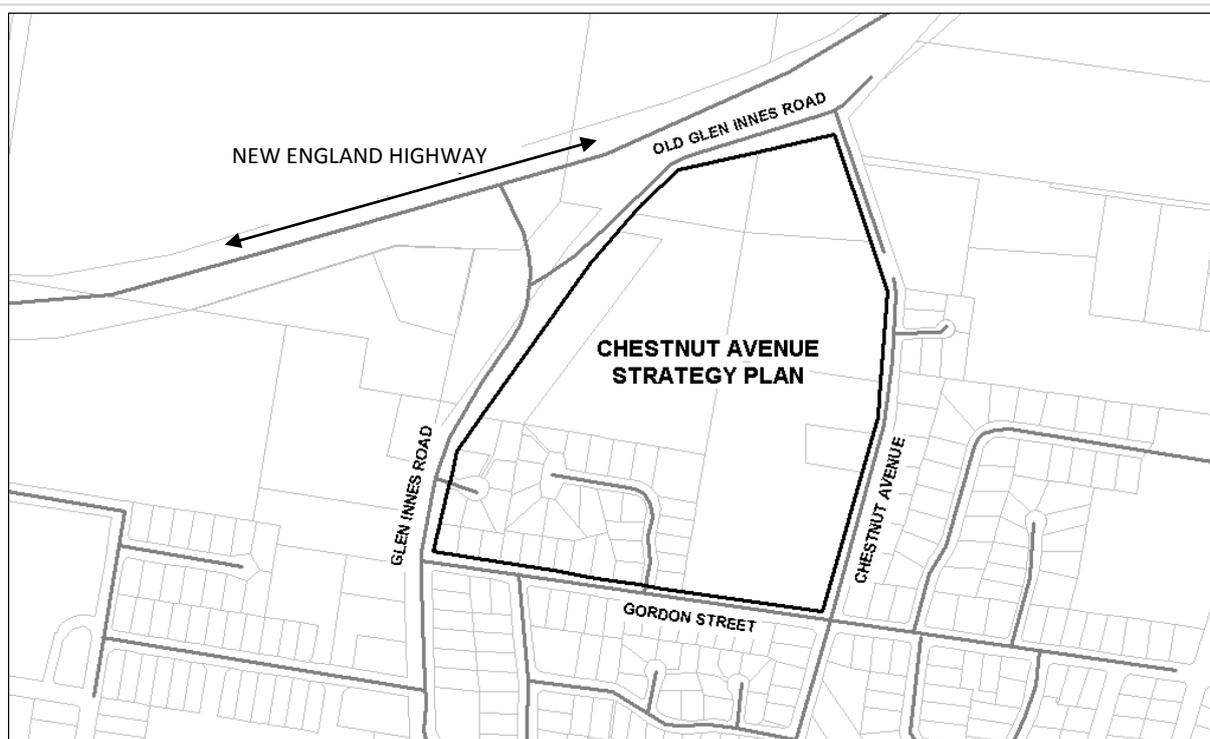


Figure 1 Chestnut Avenue Precinct Area

Part 2 Requirements for development in the Chestnut Avenue 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 Chestnut Avenue Strategy Plan.	
① Chestnut Avenue	
S.1	Provision of all-weather pedestrian and emergency access in conjunction with the development of 30 or more lots at the northern end of Chestnut Avenue with only one road access via Old Glen Innes Road.
S.2	Entrances to the access shall be designed to discourage the use of this route by others than the intended users. Emergency access shall require signage and road markings to clearly identify its purpose.
② Restricted Vehicular Access	
S.1	No direct vehicular access is permitted to Glen Innes Road in the location shown on the Strategy Plan. Vehicular access to the development of this land may be achieved by an internal access road or a separate service road adjacent to Glen Innes Road (subject to satisfactory engineering design).
2.3 Utility services	
S.1	The supply of sewer and reticulated water to any new development shall be carried out in accordance with Council's <i>Water Supply and Sewerage Development Servicing Plan</i> and the relevant chapters of this DCP.
S.2	The proposed location of new sewer and water infrastructure required to service future development is identified on the Chestnut Avenue Strategy Plan.
2.4 Stormwater management	
S.3	Stormwater drainage systems shall be designed and provided in accordance with <i>Chapter 2.7 – Floodplain Protection and Stormwater Drainage</i> . 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 as outlined below: <ul style="list-style-type: none"> a) over the natural drainage path running generally from north-west to south-east through the centre of the subject land. b) an inter-allotment drainage easement to drain water from the northern area of land to which the Strategy Plan applies to the existing natural drainage path. This easement is to extend from the land identified on the Strategy Plan as Lot 12 DP 255035 and Lot 1 DP 40374, south along the common boundary of Lot 5 DP 608284, Lot 6 DP 608284 and Lot 8 DP 569699.

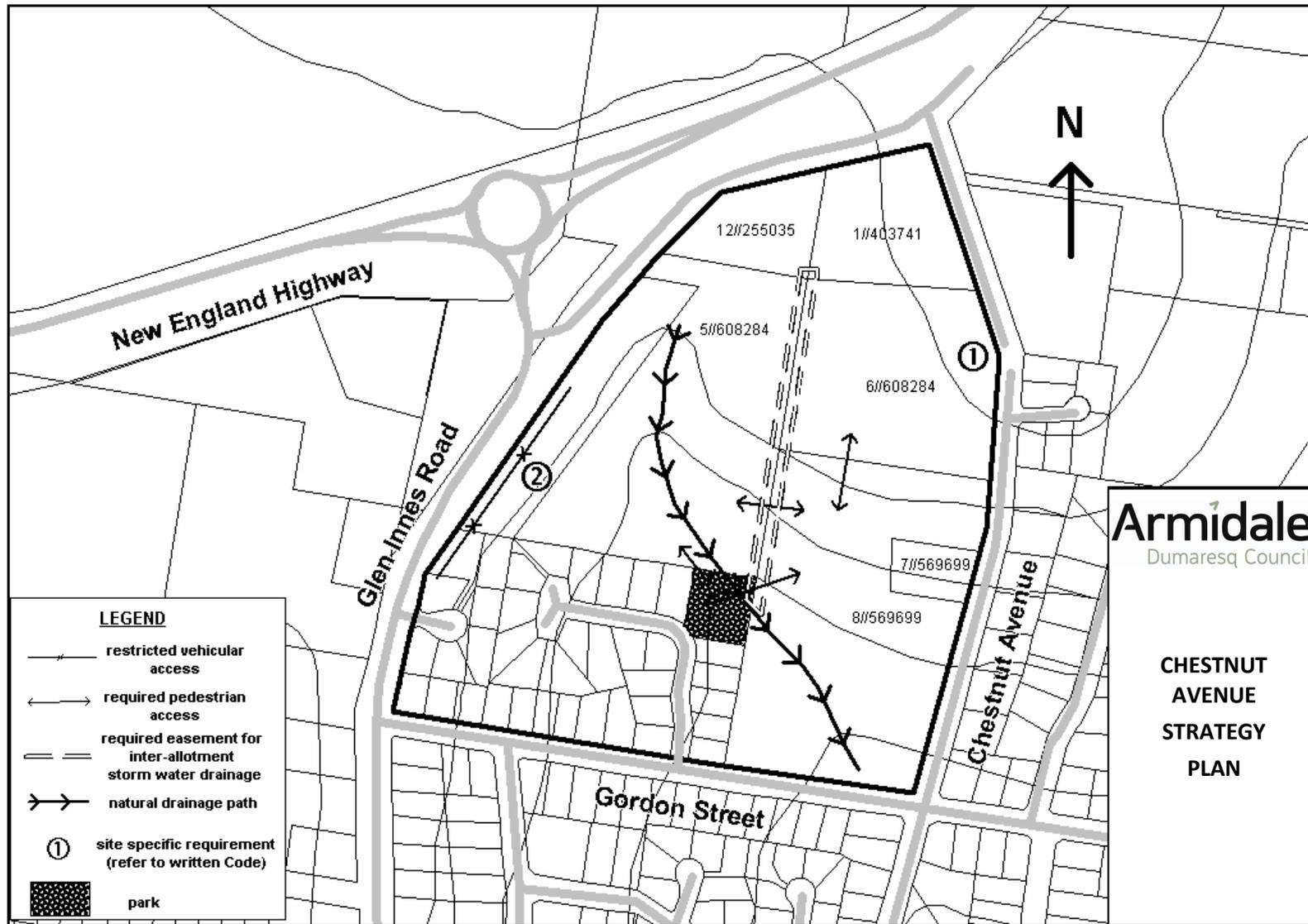


Figure 2 Chestnut Avenue Strategy Plan