



## **GUNDAGAI SHIRE COUNCIL**

*255 Sheridan Street  
PO Box 34  
GUNDAGAI NSW 2722  
[www.gundagai.nsw.gov.au](http://www.gundagai.nsw.gov.au)*

Tel : 02 6944 0200  
Fax : 02 6944 1475  
Email: [mail@gundagai.nsw.gov.au](mailto:mail@gundagai.nsw.gov.au)  
ABN : 91 330 041 700

Address all communications to the  
GENERAL MANAGER

Office hours 8.30am to 5.00pm  
Monday to Friday

### **GUNDAGAI SHIRE COUNCIL**

#### **Development Control Plan for the 5 Mile precinct, including the Dog-on-the-Tuckerbox site**

**March 2007**

---

#### **1. Introduction; name of plan**

The Dog-on-the-Tuckerbox site in the locality known as the "Five Mile" is Gundagai Shire's 'flag-ship' site, famous nationally and internationally. It acts as the northern gateway to Gundagai town and has long been a well-known rest point for travellers on the Hume Highway which links Sydney and Melbourne.

In recognition of its cultural and tourist significance and its landmark role on the Hume, the Shire Council has prepared the present document. It may be cited as the "Gundagai Shire Development Control Plan for the 5-Mile Precinct".

It is a DCP pursuant to s72 of the Environmental Planning and Assessment Act 1979 and the provisions of the Environmental Planning and Assessment Regulation 1980.

#### **2. Commencement**

This Plan comes into force on 13 March 2007.

#### **3. Aims and objectives**

The general aim of this Plan is to provide land owners and developers with guidelines to assist them in preparing plans for future development and activities at the site; and to provide the Council with a set of criteria to assist in the assessment of development applications.

The particular aim of the Plan is to ensure that future development at the site

- is of a high design standard commensurate with the site's prominent position on a national highway;
- is designed having regard to the site's heritage and tourism significance;
- is consistent with the Council's adopted planning strategy and Local Environmental Plan in the course of preparation.

#### **4. Land to which the plan applies**

The Plan applies to all the land within the area marked as the Five Mile Precinct on Figure 2.

Figure 1 shows the precinct in relation to Gundagai town. Figure 3 shows existing development at the Five Mile. Figure 4 is an aerial view of the locality.

#### **5. Relationship to other local plans**

Until the gazettal of the Gundagai Shire Local Environmental Plan (in course of preparation) this DCP will stand as the sole local planning instrument governing development at the Five Mile site. State government policies and controls will apply to the extent that they are relevant in particular circumstances.

#### **6. Requirements applying to applications for subdivision and development**

All applications for consent to subdivide or develop land or premises, or to use existing buildings and areas within the Precinct, must be accompanied by the following documents. For the purposes of this DCP, 'development' includes the use of obsolete or vacant structures.

##### **i. Site analysis**

A site analysis comprises a drawing or drawings, with explanatory notes, whose purpose is to identify the salient characteristics of the site in question in order to assist the design process. A careful site analysis will ensure that landscaping, drainage, building design and orientation, access and other design issues are dealt with in an informed way.

As a minimum, Council requires the site analysis to provide the following:

- a. A plan of the site as existing, to a scale of 1:200, giving site dimensions, area, northpoint, existing development including buildings, roadworks, drainage and services; existing landscaping (trees over 5m in height and /or 4m in canopy spread); contours at 1m intervals and/or spot levels; location of any heritage and archaeological items; extent and location of any environmentally sensitive areas; general location of buildings and key structures on adjoining sites.
- b. A concise written statement explaining the content of the site plan, together with a description of the visual character and overall landscape context and including discussion of the relationship of the site to the Hume Highway.

##### **II. Statement of environmental effects (SEE)**

Under s79c of the Environmental Planning and Assessment Act 1979, all development applications must demonstrate that environmental considerations have been addressed in their preparation. Council requires evidence of this effort by way of a Statement of Environmental Effects, professionally prepared and presented.

The SEE must make reference to all relevant environmental issues and impacts likely to be associated with the proposed development. and provide evidence as to measures to be taken to minimise likely adverse impacts. Such issues and matters should include

- an explanation as to how the design meets the objectives of this DCP;

- a statement of heritage impact in the event that a heritage item exists on the site or an adjacent site;
- a statement providing expert evidence that any plant or landscape species chosen for the development are suited to the site and local climate;
- proposed mitigation measures for dealing with negative environmental impacts.

With regard to solar access principles and energy efficiency, the Council encourages applicants to take such matters into account in preparing their proposals; and the Council will assess such information in its consideration of those proposals.

## **ii. Plans.**

As a minimum, the following plans are required:

- a. Location plan - scale 1:1000
- b. Survey of site showing existing development, services, etc - scale 1:200
- c. Site plan showing proposed development and landscaping- scale 1:200. If the proposal involves the removal of any existing mature trees they must be identified on the plans.
- d. Architectural and engineering plans, elevations and sections - scale 1:100
- e. One or more perspective images - birds' eye view, plus ground level view from the frontage road.

Depending on the complexity and scale of the proposal, Council may require a stormwater management plan, a thermal assessment, shadow diagrams, traffic report, and expert heritage assessment. Applicants should seek Council's advice as to these and other requirements prior to lodging an application.

## **7. Matters to be considered by the Council in assessing development applications**

### **i. Environmental and heritage context**

The Dog on Tuckerbox site is listed on the NSW State Heritage Inventory (SHI No. 1680082) and will be scheduled in the Council's Local Environmental Plan in course of preparation. The heritage significance (if any) of the wider precinct has yet to be identified. However, the entire precinct is well known both nationally and internationally, and its close relationship to the town and Shire is a long standing one.

A brief report from a recognized heritage consultant may be required to confirm that any proposed development is consistent with this DCP and will not degrade or destroy items of heritage significance.

Applications for development within the precinct should demonstrate a capacity to enhance its heritage associations, its value as a tourism attraction, and its landscape setting in this prominent Hume Highway location.

### **ii. land use; consistency with Council planning strategies**

Council seeks to encourage developments which can create local employment, contribute to income from tourism, and which in land use terms are consistent with Council's adopted planning strategy and LEP (in course of preparation).

Council will not support proposals for development in the following categories:-

- industrial

- hazardous industry
- above-ground liquid fuel storage
- vehicle maintenance and repair workshops
- waste storage and management
- uses which in the opinion of the Council are likely to generate unacceptable environmental impacts.

### iii. access and parking arrangements

At the concept stage and before lodging their proposals, applicants are encouraged to consult with the Roads and Traffic Authority regarding access to and egress from the site. Council may rely on advice from the RTA regarding engineering design requirements and appropriate standards for on-site parking provisions. RTA approval will be sought for developments which are considered to be traffic generators; and RTA advice will be taken into account by the Council when considering such applications.

### iv. architectural and landscape design quality

Because of the historic, environmental and tourist attractions of the Five Mile Precinct, and its location on Australia's busiest national highway, Council expects the highest possible quality in architecture and landscape design. No mature tree is to be removed without the permission of Council.

### v. water

Proposals must comply with Council's current standards and requirements regarding supply and storage of potable water, treatment of stormwater and waste water, treatment of sewage, and access to groundwater (if any). Council will require an assessment (by a recognized waste water engineer or other expert approved by Council) of any building envelope or nominated effluent disposal area to determine the capability of the site to absorb septic effluent.

### v. utility services

Applicants must satisfy themselves that the proposed development can be connected to local utility lines and that capacity is adequate. All costs associated with augmentation arising from additional demand generated by the proposed development must be borne by the applicant. Council encourages proposals which involve the use of solar power as an alternative energy source.

### vi. flora; fauna; noxious weeds

Intending developers must consider the likely impact of their project on existing flora and fauna on the site and in the general area. Compliance with the *Threatened Species Conservation Act 1995* is a requirement. Depending on the site characteristics and the nature of the proposal, Council may require a preliminary flora and fauna assessment by a suitably qualified expert to determine the likely impact of the development. Council must be consulted prior to the commencement of any works to ensure that adequate measures are in place to control noxious weeds.

### vii. waste management

Adequate provisions must be made for on-site storage and management of all solid and liquid waste generated by the proposed development. Developers will be required to demonstrate that disposal options are in place prior to final completion of all development works.

**viii. signage**

Council recognizes the importance of signage as a means of attracting tourist visitation. Applicants are required to consult with Council prior to lodgement of a development application to determine the most appropriate location(s) and format for outdoor signage and advertising, both on and off the site. RTA consent will be required for the latter.

**ix. relationship to neighbouring properties and Hume Highway**

The site is exposed to heavy traffic levels and is prominent in the approach views from the north and south, and from nearby properties. Thousands of vehicles and their occupants pass by each day. Council seeks to encourage designs which will recognize these relationships and enhance the overall visual attractiveness of the precinct.

**x. contaminated land**

Before design commences, applicants are to satisfy themselves as to the extent of site contamination (if any) and consult with Council regarding any necessary remediation works. Such remediation is to be carried out to the satisfaction of Council and the Department of Environment and Conservation prior to development commencing on site.

**xi. subdivision**

Proposals for subdivision will be considered on their merits having regard to the extent to which they are consistent with the objectives of this DCP.

**xii. Existing development**

In the case of proposals which involve the use of existing structures and facilities or additions and alterations to such structures and facilities, the Council seeks to discourage development or uses which have the potential to degrade or adversely affect the visual environment and general setting of the site.

**8. Pre-lodgement consultation**

In order to assist applicants at the final design stage, Council strongly recommends that a pre-lodgement meeting be arranged. At that meeting, the applicant will be required to show in sketch form the general planning and design intentions for the site, and to demonstrate that the requirements of this DCP are fully understood and can be met at the final design stage.

**9. Contributions**

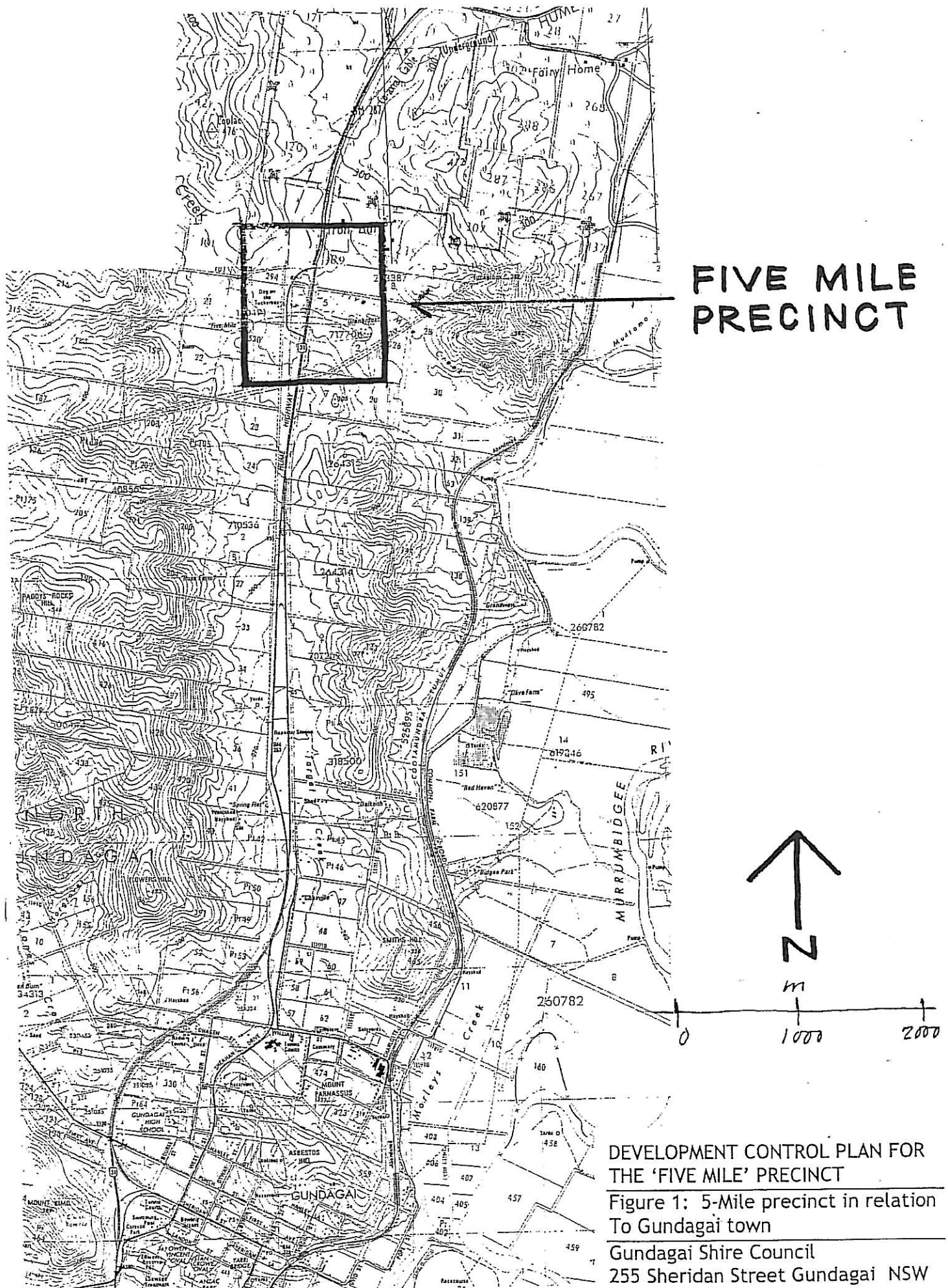
Council may require a developer to make a contribution to the cost of upgrading public facilities, pursuant to Council's levy arrangements pursuant to Section 94A of the EPA Act..

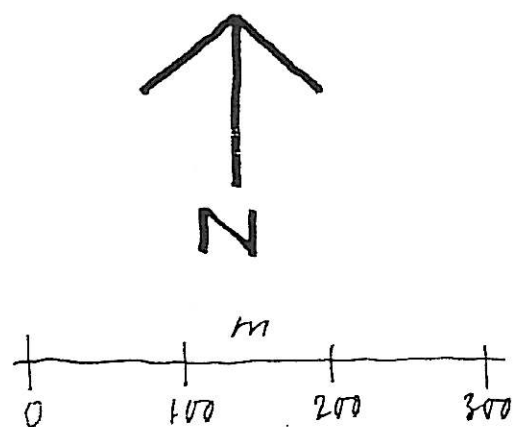
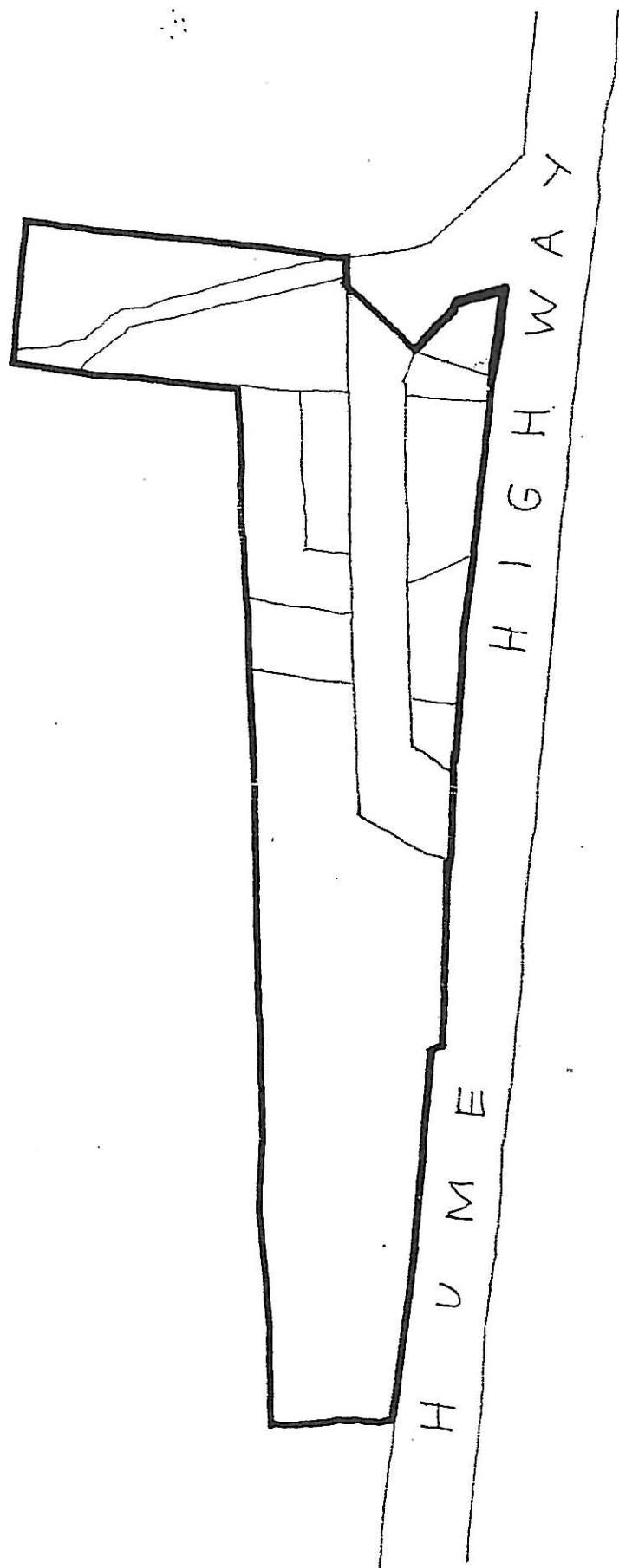
**10. Advertised development**

Council retains the right to notify, by way of public advertisement in the local press, the owners of adjoining properties, government agencies and the general public - such notification to include a brief description of the proposed development and an invitation to make a submission thereon. Such submissions will be taken into account by Council in its assessment of the proposal.

---



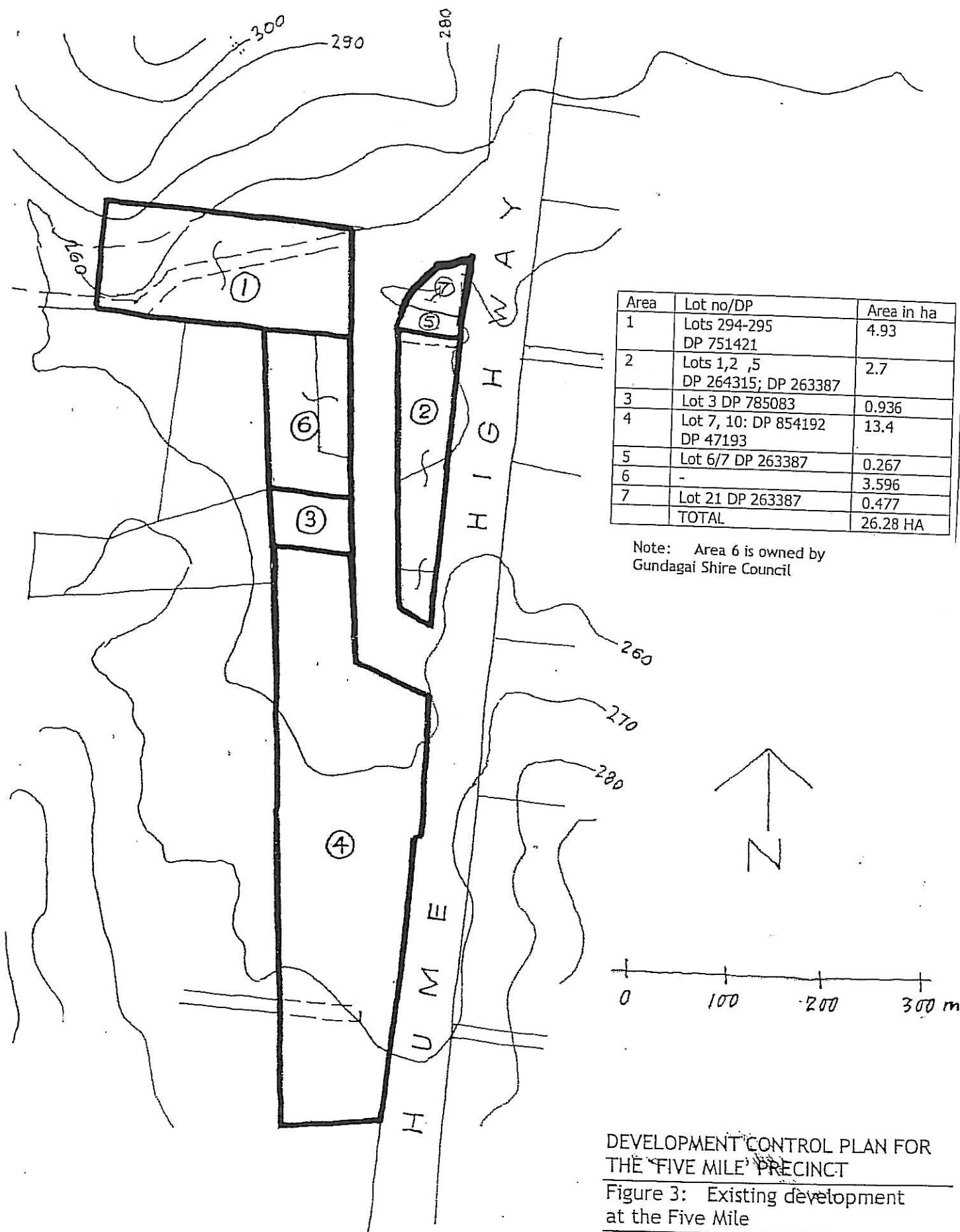




DEVELOPMENT CONTROL PLAN FOR  
THE 'FIVE MILE' PRECINCT

Figure 2: The 5-Mile Precinct

Gundagai Shire Council  
255 Sheridan Street Gundagai NSW  
December 2006

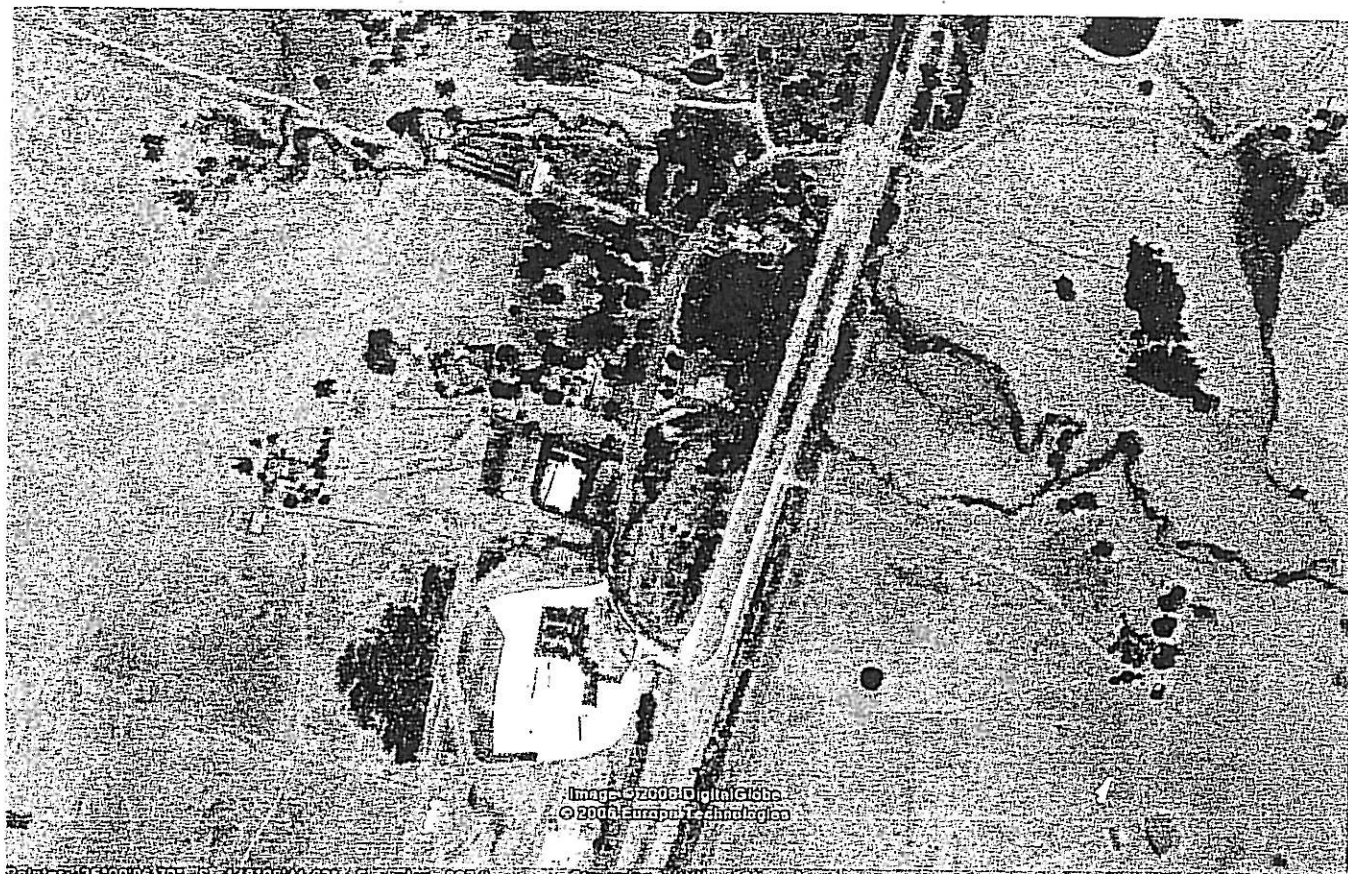


# DEVELOPMENT CONTROL PLAN FOR THE 'FIVE MILE' PRECINCT

Figure 3: Existing development  
at the Five Mile

Gundagai Shire Council  
255 Sheridan Street Gundagai NSW  
December 2006





DEVELOPMENT CONTROL PLAN FOR  
THE 'FIVE MILE' PRECINCT

Figure 4: Aerial photograph of  
the Five Mile precinct and environs  
Gundagai Shire Council  
255 Sheridan Street Gundagai NSW  
December 2006