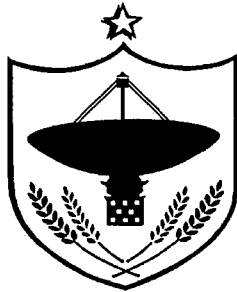


Parkes Shire Council



Parkes Urban Area

Development Control Plan, 1998

1. PRELIMINARY NOTES

1.1 Introduction

The statutory zoning for the Parkes Urban Area has been broad and non-specific.

The Parkes Local Environmental Plan (LEP) for the Shire proposes to continue this approach because of the flexibility it provides.

Within this broad zoning Parkes Shire Council has operated with a set of more detailed land use categories, documented in a Development Control Plan (DCP). This DCP carries forward and formalises Council's previous approach, with some minor amendments.

The Parkes Urban Area is divided into 5 main land use categories. These land use categories are described in Section 2 of this DCP and illustrated on the map located in Appendix A. They reflect Council's flexible planning approach of encouraging certain compatible uses to concentrate in appropriate areas, while leaving areas unreserved to provide scope for redevelopment and change.

A development control plan is a Council policy document which the Council is required to consider when it is dealing with development applications. It is not binding, and may be amended by the Council without reference to State Authorities.

The main purpose of a DCP is to guide and assist people making development applications; in this case for proposals in the Parkes Urban Area requiring development consent.

1.2 Purpose

The purpose of this DCP is to:

- provide more details of planning controls and standards that apply to zonings within the broad zone for the town of Parkes under the Parkes Local Environmental Plan and to supplement the provisions of that LEP.
- identify the purpose of those controls and standards and specific issues relating to each land use.
- assist intending developers by providing them with a more complete and clear set of specifications and guidelines to refer to in preparing applications to Council.

The DCP is intended to encourage more fully documented development proposals, which in turn will assist Council's consideration of such applications and increase the likelihood of prompt and favourable decisions.

1.3 Application

The DCP applies to all land within the town of Parkes as shown on the map in Appendix A. It shall apply to all applications that require the development consent of Council.

1.4 Objectives

This DCP aims to:

- reinforce the “central western” character of the town of Parkes.
- assist in the promotion of Parkes as a major urban centre in the central west of NSW.
- allow for a wide range of urban land use activities and opportunities in the town of Parkes.
- provide a clear definition between land use, including urban and non-urban areas, with strong definition of boundary between these uses.
- make good use of natural features and dominant parts of the urban and rural landscape.
- provide attractive streetscapes with particular emphasis on the quality of appearance of major roads and approach routes to Parkes.
- maintenance of Clarinda Street and adjacent streets as a major location of business, community, cultural and recreational activity.
- maintain ease of access to work, schools, recreational grounds and other community and cultural facilities.

1.5 Relationship to other Plans

This DCP is made under, and conforms to, the provisions of the Parkes Local Environmental Plan. The Local Environmental Plan contains the legal planning controls for the development of land within the Shire of Parkes.

Where there is inconsistency between this DCP and the Local Environmental Plan, or any other environmental planning policy, the provisions of the other environmental planning instrument shall prevail.

1.6 Variations

Council may consent to an application which departs from the provisions of this DCP, but only where it can be demonstrated that due to special or unusual site conditions, and subject to the relevant objectives being satisfied, the variation will yield a better planning solution for the site.

2. URBAN LAND USE

2.1 Residential

Objectives

- maintenance of predominantly low density districts (single dwellings).
- residential amenity in areas generally free of incompatible development.
- provision for future expansion of residential development into areas of similar character, as required.

Performance Criteria

New development shall be compatible with existing development in the locality and should not cause adverse impacts on existing residential amenity.

Performance Standards

Residential Development to be generally located in residential areas, as shown on the map (refer Appendix A).

Applications for dwellings and/or medium density residential developments shall be consistent with the provisions of Council's Residential Code.

Land uses which are compatible with a residential environment (eg nursing homes, home occupations) or which provide services to residents (eg corner stores) may be considered where they will not detract from the residential environment.

Residential subdivisions and developments shall be appropriately designed and constructed, having regard to local transport and drainage networks. Developers shall refer to Appendix B & C, Council's Residential Code and AUS-SPEC#1/Parkes Shire Council to determine the required standards and specifications for construction works.

2.2 Business

Objectives

- define the Parkes Central Business District (CBD) and promote its continued strength.
- improve traffic conditions and movements for all users (eg. motor vehicles, pedestrians, cyclists, aged and disabled).
- acknowledge the concentration of other business activities on roads into town (eg farm machinery sales and motels) to be accommodated in the unreserved zone.

Performance Criteria

In general new business and commercial developments should be encouraged to locate within the Parkes Central Business District. Ribbon development along main roads should be generally limited to motels, tourist facilities, service stations, take away food outlets and commercial premises requiring a main road location for their principal business needs.

Performance Standards

There are no specific standards relating to development in the Parkes CBD. However, developers should be aware of other Council Policies that might apply to new development proposals. In particular the Parkes Local Environmental Plan, Outdoor Advertising Code and Car Parking Code.

Business proposed which are permitted to be located along main roads and/or outside the Parkes CBD, shall be of a scale and nature that does not detract from the strength of the CBD or impact on the surrounding environment. Commercial developments shall be appropriately designed and constructed, having regard to local transport and drainage networks. Developers shall refer to Appendix B & C and AUS-SPEC#1/Parkes Shire Council to determine the required standards and specifications for construction works.

2.3 Industrial

Objectives

- assist the promotion of industrial development through planned industrial estates.
- concentrate industries in appropriate areas to reduce conflict between local and commercial traffic, and with residential areas.

Performance Criteria

Industrial development to be located at the Parkes Industrial Estate, Goobang Junction or other appropriate areas with existing industrial developments.

Performance Standards

Applications for industrial development in the Parkes Industrial Estate shall be consistent with the provisions of the Parkes Industrial Estate Development Control Plan.

Applications for industrial development not located in the Parkes Industrial Estate to be assessed on merit. New industrial developments to be allowed only where they will not detract from residential environments, existing local traffic conditions and general quality of appearance of urban streetscape/parklands.

Industrial developments shall be appropriately designed and constructed, having regard to local transport and drainage networks. Developers shall refer to Appendix B & C and AUS-SPEC#1/Parkes Shire Council to determine the required standards and specifications for construction works.

2.4 Open Space

Objectives

- maintain the existing extensive network of playing fields and recreation areas.
- provide for a range of active and passive recreational activities that meets the needs of different interest groups and different age groups.
- promote the further development of PAC Park as a central area of public recreation.

Performance Criteria

Urban Parks shall be maintained to existing high standards and cater for a range of passive and active recreational needs. Greater emphasis is to be placed on the development of Parkland which assists in the promotion of tourism and informal physical activity (walking, cycling etc).

Performance Standards

Provision of additional land for new parks will generally not be required in new residential subdivisions.

Developments adjoining PAC Park to be screened from public view. Further investigation of recreational opportunities and development of PAC Park, including provision of walking and cycling facilities.

2.5 Unreserved Land

Objectives

- accommodate expansion of other land use categories and uses which do not need a specific land use category.
- accommodate large scale medium density residential developments and motel developments in order that residential areas may be kept free of higher density developments.
- keep options open for changes in land use preferences for land.

Performance Criteria

Land available for business, tourist uses, medium density residential developments, future residential. Council to adopt a flexible approach to land use planning so as to keep options open for changes in land use preferences for land.

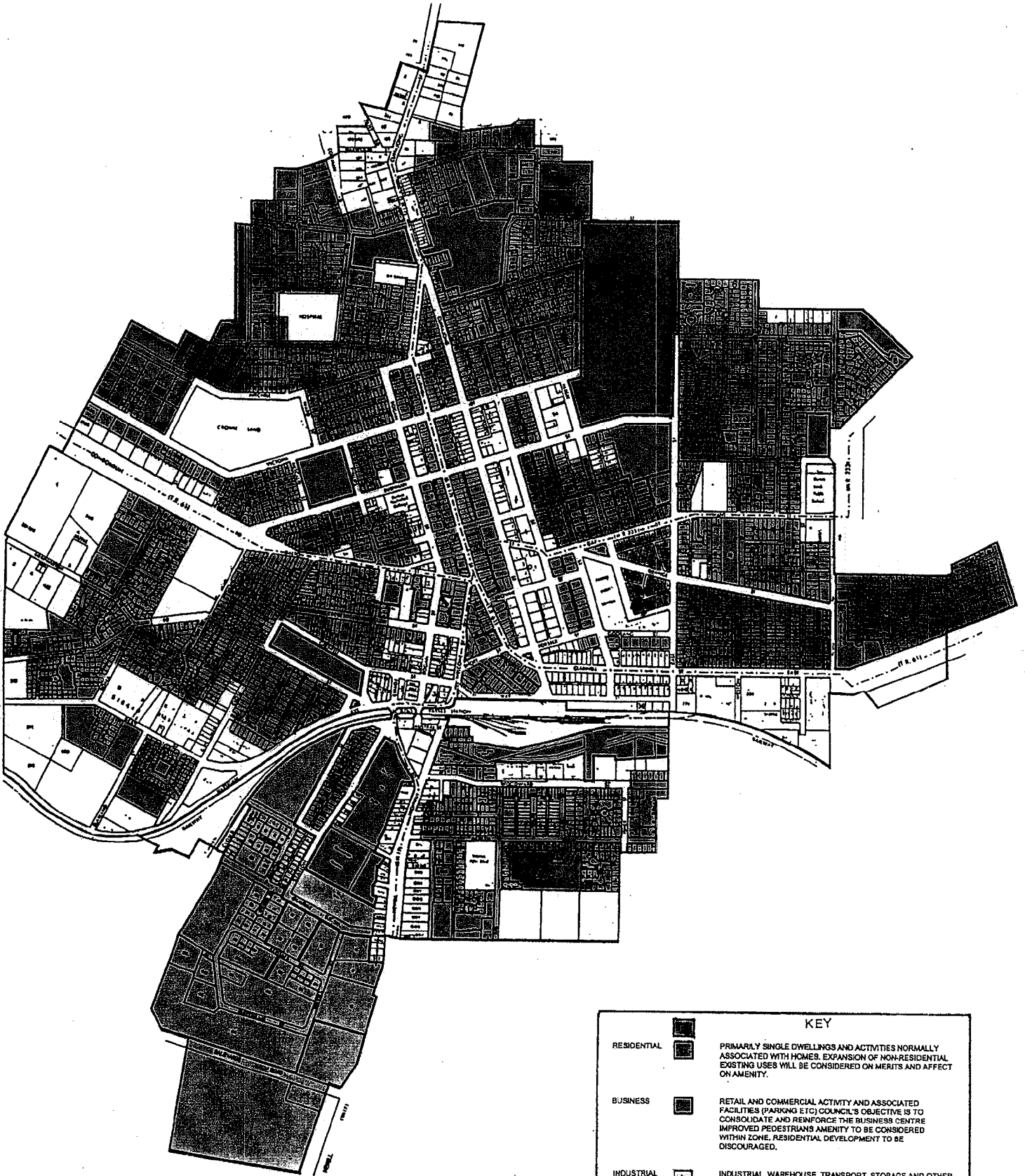
Performance Standards

Applications considered on merit, subject to traffic safety and possible adverse impacts on the existing amenity of the area. New business and/or some industrial developments to be allowed but only where they will not detract from residential environments, existing local traffic conditions and general quality of appearance of urban streetscape/parklands.







Commercial and Industrial developments which are permitted to be located in unreserved areas shall be designed and constructed having regard to local transport and drainage networks. Developers shall refer to Appendix B & C and AUS-SPEC#1/Parkes Shire Council to determine the required standards and specifications for construction works.

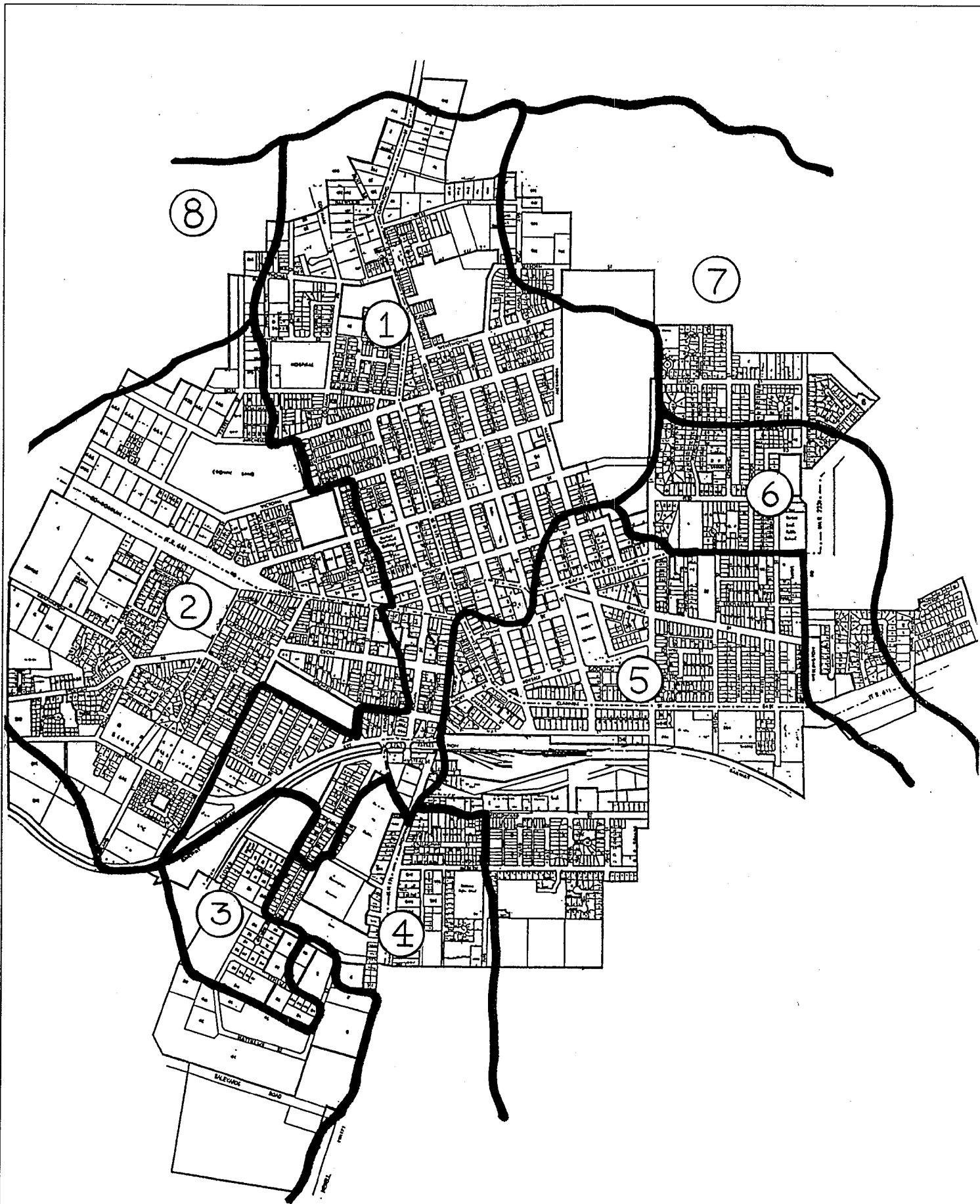
SHIRE OF PARKES

DEVELOPMENT CONTROL PLAN -
PARKES URBAN AREA



KEY

- | | | |
|-------------|--|--|
| RESIDENTIAL | 
 | <p>PRIMARYLY SINGLE DWELLINGS AND ACTIVITIES NORMALLY ASSOCIATED WITH HOMES. EXPANSION OF NON-RESIDENTIAL EXISTING USES WILL BE CONSIDERED ON MERITS AND AFFECT ON AMENITY.</p> |
| BUSINESS |  | <p>RETAIL AND COMMERCIAL ACTIVITY AND ASSOCIATED FACILITIES (PARKING ETC) COUNCIL'S OBJECTIVE IS TO CONSOLIDATE AND REINFORCE THE BUSINESS CENTRE IMPROVED PEDESTRIANS AMENITY TO BE CONSIDERED WITHIN ZONE. RESIDENTIAL DEVELOPMENT TO BE DISCOURAGED.</p> |
| INDUSTRIAL |  | <p>INDUSTRIAL, WAREHOUSE, TRANSPORT, STORAGE AND OTHER ACTIVITIES THAT REQUIRE AN INDUSTRIAL ZONE LOCATION. RESIDENTIAL DEVELOPMENT TO BE DISCOURAGED.</p> |
| OPEN SPACE |  | <p>EXISTING PARKS AND PLAYING FIELDS AND OTHER PUBLIC FACILITIES/RECREATION.</p> |
| UNRESERVED |  | <p>LAND AVAILABLE FOR BUSINESS AND TOURIST USES, RESIDENTIAL FLATS, FUTURE RESIDENTIAL. EXISTING SPECIAL USES SUCH AS SCHOOLS ETC. DEVELOPMENT PROPOSALS TO BE CONSIDERED ON MERITS, SUBJECT TO TRAFFIC SAFETY AND AMENITY. NEW RESIDENTIAL DEVELOPMENT FRONTING HEAVILY TRAFFICKED ROADS TO BE DISCOURAGED.</p> |



URBAN STORMWATER CATCHMENTS - REFER AUS-SPEC/PARKES SHIRE COUCIL FOR STORMWATER MANAGEMENT TREATMENT APPLICABLE TO CATCHMENT NUMBER