



# **Tiger Moth Circuit Development Control Plan**

**38 High Street, Dubbo  
Lot 14 DP1267441**

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## Part 1 Introduction

### 1.1. Name of this Plan

This Development Control Plan is known as the Tiger Moth Circuit Development Control Plan (the Plan).

### 1.2. Application of this Plan

This Plan applies to development undertaken on Lot 14 DP1267441, 38 High Street, Dubbo located within an area of the 'Former RAAF Base', identified in **Figure 1**.



**Figure 1** – Land to which this Plan applies

### 1.3. Purpose of this Plan

This Plan has been designed to guide residential development to be undertaken on the land. The purpose of this Plan is to:

- Communicate the planning, design and environmental objectives and controls against which the consent authority will assess development applications;
- Provide guidance on the orderly, efficient and heritage sensitive development of land within the former RAAF Base;
- Promote quality urban design outcomes within the context of environmental, social and economic sustainability; and
- Retain and enhance the heritage interpretation of the former Dubbo RAAF Stores Site, its open spaces and significant heritage structures.

### 1.4. Statutory Context

This Plan has been prepared by Council in accordance with Section 3.4 of the Environmental Planning and Assessment Act 1979 (the Act) and Part 2 of the Environmental Planning and Assessment Regulation 2021 (the Regulation).

This Plan is required to be read in conjunction with relevant provisions of Development Application D21-215 approved by Dubbo Regional Council on 7 February 2023, and the General Terms of Approval from Heritage NSW on 2 December 2022, as amended from time to time.

The General Terms of Approval from Heritage NSW, dated 2 December 2022, indicate:

- *The Subdivision of Lot 14 DP1267441 (Lot 14) to be a maximum of 38 lots;*
- *Fences facing the perimeter of Lot 14 – facing the outer north, west and east boundaries, to be palisade, open and max 1.5m high, all the same colour – mid tone grey;*
- *Building setbacks from the outer north, west and east boundaries of Lot 14 are to be a minimum of 5m*
- *Single storey dwellings only;*
- *No dual occupancies;*
- *No childcare centres;*
- *Roof pitch materials (30 min – corrugated metal roof – natural finish or colorbond colour: Windspray)*
- *Materials, colours and finishes (varied with a palette of natural earth tones)*

### **1.5. Adoption and Commencement**

This Plan was adopted and commenced on 22 April 2025.

### **1.6. Relationship to other Plans and Documents**

Under the Act, Council is required to take into consideration the relevant provisions of any Environmental Planning Instrument (EPI) and this Plan when determining a development application on land to which this Plan applies. Compliance with any EPI or this Plan does not infer development consent will be granted.

The provisions of this Plan must be read in conjunction with any relevant EPI. In the event of any inconsistency between an EPI and this Plan, the provisions of the EPI prevail.

### **1.7. Relationship to the Dubbo Development Control Plan 2013**

The provisions of this Plan are to be read in conjunction with other relevant provisions of the Dubbo Development Control Plan 2013. In the event of any inconsistency between the Dubbo DCP 2013 and this Plan, the provisions of this Plan prevail.

## Part 2 Residential Development Design

This section is designed to encourage ‘best practice’ solutions and identify site specific requirements for the development of residential accommodation.

The objectives of this section are:

- A mix of low-density dwelling sizes are facilitated and complement the character of the area and provide accommodation for diverse sectors of the community;
- Low-density residential accommodation is facilitated with the economic use of infrastructure;
- Residential accommodation enhances the desired future streetscape and neighbourhood character;
- Residential accommodation complements the existing streetscape and neighbourhood character, particularly in areas of identified and valued character including heritage precincts; and
- Significant heritage values of the former RAAF Stores Site are retained, with new development retaining the legibility of the overall heritage Item.

### Element 1. Built Form

Performance criteria		Acceptable solutions	
The objectives may be achieved where:		The acceptable solutions illustrate one way of meeting the associated performance criteria:	
P1	Development is of a size and scale which is sympathetic to the character of the former RAAF Stores Site.	A1.1	In accordance with the General Terms of Approval of Heritage NSW, the following types of development are not encouraged: <ul style="list-style-type: none"><li>• Dual occupancy;</li><li>• Secondary dwelling;</li><li>• Child-care centre; and</li><li>• Subdivision beyond 38 lots.</li></ul>
		A1.2	Development is limited to single storey.
P2	Built form complements heritage structures.	A2.1	Development complements and does not impact the values, general form, bulk, scale, height, architectural detail and other significant elements of adjoining heritage places.
		A2.2	Development does not emulate heritage detail.
		A2.3	Development does not conceal significant features of adjoining heritage places.

## Element 2. Building Envelopes

### Objectives

- The setback of buildings from the property boundaries, the height and length of walls, site coverage and visual bulk are appropriate in the neighbouring setting;
- Habitable rooms and private open space within the development and in adjacent developments receive adequate sunlight, ventilation and amenity; and
- Each lot has sufficient area for landscaping and deep soil planting areas.

<b>Performance criteria</b> The objectives may be achieved where:	<b>Acceptable solutions</b> The acceptable solutions illustrate one way of meeting the associated performance criteria:
<b>Building Setbacks</b> P3 Development is appropriately setback from heritage items to ensure an appropriate curtilage for the heritage items.	A3.1 Development is setback 5 metres from the western, northern and eastern boundaries of the site perimeter (Figure 2).  A3.2 All other setbacks comply with the Dubbo DCP 2013.
<b>Landscaping</b> P4 The quality of the built environment is enhanced through landscaping.	A4.1 A minimum of 25% of the area forward of the building line must be landscaped area.  A4.2 A minimum of 50% of the area behind the building line must be landscaped area.  A4.3 Areas less than 3 metres in width are not to be included in the calculation of landscaped area.
<b>Private Open Space</b> P5 Private outdoor open space is well-integrated with development and is of sufficient area to meet the needs of occupants; and	A5.1 Principal private open space has an area of 25m <sup>2</sup> with a minimum dimension of 5 metres.  A5.2 All principal private open space is directly accessible from the main living area.  A5.3 All private open space is located behind the front building line and is screened to provide for the privacy of occupants and the occupants of adjoining properties.

\* Landscaped area and principal private open are defined in the Dubbo Development Control Plan 2013.



**Figure 2** – Western, northern and eastern boundaries of the site perimeter

### Element 3. Roof Pitch and Materials

Performance criteria The objectives may be achieved where:		Acceptable solutions The acceptable solutions illustrate one way of meeting the associated performance criteria:
P6	Roof shape and material relate to adjoining buildings and the surrounding precinct.	<p>A6.1 The roof pitch must have a minimum of 30° slope.</p> <p>A6.2 The roof materials must be either corrugated steel (galvanised finish) or Colorbond with a natural finish or the colour of Windspray.</p>
P7	Roof design is simple in its expression and form.	A7.1 Simple roof forms, such as gable roofs, are predominate.

### Element 4. Materials, Colours and Finishes

Performance criteria The objectives may be achieved where:		Acceptable solutions The acceptable solutions illustrate one way of meeting the associated performance criteria:
P8	Development uses materials and colours that are sympathetic to the heritage character of the site.	A8.1 Palette selection must be limited to natural earth hues and neutral tones, and avoid high contrasts and saturated colours.
P9	Development is visually recessive and camouflaged to enhance the predominant characteristics and heritage tactical nature of the former Dubbo RAAF Stores Site.	A9.1 Colours of walls and trim similar to Colorbond TM Southerly, Shale Grey, Bluegum, Windspray, Basalt, Dune, Gully and Wallaby are used.

## Element 5. Fencing

<b>Performance criteria</b> The objectives may be achieved where:	<b>Acceptable solutions</b> The acceptable solutions illustrate one way of meeting the associated performance criteria:
P10 The residential character of the locality is maintained.	There are no Acceptable solutions.
P11 Visually open fencing between private residences and the surrounding former RAAF Stores land maintains a visual continuity of terrain and permits interpretation of the overall former RAAF site.	A11.1 Fences along the western, northern and eastern boundaries of the site perimeter must be palisade, open, have a maximum height of 1.5 metres, and be provided in the colour of mid tone grey similar to Colorbond Gully (Figure 3).



**Figure 3** – Western, northern and eastern boundaries of the site perimeter