



Lithgow
Escarpment
Protection

Development Control Plan No. 5
Greater Lithgow City Council
April, 1992.

DEVELOPMENT CONTROL PLAN NO. 5
ESCARPMENT PROTECTION.

1.0 INTRODUCTION:

1.1 This Development Control Plan aims to protect the escarpment areas around the town of Lithgow by protecting bushland and geological features in that area, and requiring development to be sympathetic with the landscape.

2.0 AIMS, OBJECTIVES:

2.1 This Plan aims to protect and preserve the escarpment and bushland in the vicinity of the town of Lithgow given their value:

- a) to the community as part of the natural heritage;
- b) as a landscape back drop to the town of Lithgow;
- c) as a natural stabiliser of the soil surface;
- d) as a habitat for flora and fauna;
- e) for recreation, education and public enjoyment compatible with their conservation.

3.0 APPLICATION:

3.1 This Plan applies to the viewshed of Lithgow excepting urban areas generally and State Forests, as shown on the attached plan. Detail plans are available at Council.

4.0 INTERPRETATION:

4.1 "Bushland" means land on which there is vegetation which is either a remainder of the natural vegetation of the land or, if altered, is still representative of the structure and floristics of the natural vegetation.

4.2 "Removal of Trees" and "disturbing bushland" include ringbarking, cutting down, topping, lopping, removing, injuring or wilful destruction of any vegetation of the bushland or causing a change in the natural ecology of the bushland resulting in the destruction or degradation of that bushland.

5.0 RELATIONSHIP WITH OTHER PLANS:

5.1 This Plan includes land under Interim Development Order No. 1 - City of Greater Lithgow, and Interim Development Order No. 1 - Shire of Blaxland.

6.0 APPROVAL TO DISTURB BUSHLAND OR REMOVE TREES:

6.1 For development where consent is required which would result in the removal of vegetation or the disturbance of bushland Council shall only consent if:

- a) It has made an assessment of the need to protect and preserve the bushland having regard to the aims of this Plan;
- b) It is satisfied that the disturbance of the bushland or the removal of trees is essential and no reasonable alternative is available to the disturbance of the bushland; and
- c) It is satisfied that the amount of the bushland proposed to be disturbed is as little as possible and, where bushland is disturbed to allow construction work to be carried out, the bushland will be reinstated upon completion of that work as far as it is possible;
- d) It is satisfied that the integrity of geological features is maintained;
- e) It is satisfied that the design and external finishes of any structures are non-reflective and compatible with the landscape;
- f) It is satisfied that intrusion into the skyline when viewed from Lithgow or public vantage points is minimised.

Development applications will need to address these issues.

6.2 Where development consent is not required, the determining authority shall consider matters (a)-(f) above.

6.3 Where tree removal or bushland disturbance is proposed, but not for the purpose of development or the purposes listed in paragraph 6.4, Council shall consider matters (a)-(f) above. Written application for approval is required, addressing these matters in detail.

6.4 Where trees are to be removed or bushland disturbed for the purposes of:

- a) Reducing hazard from bushfire; or
- b) Enabling public recreation in the bushland; or
- c) Maintenance of existing roads or transmission lines;

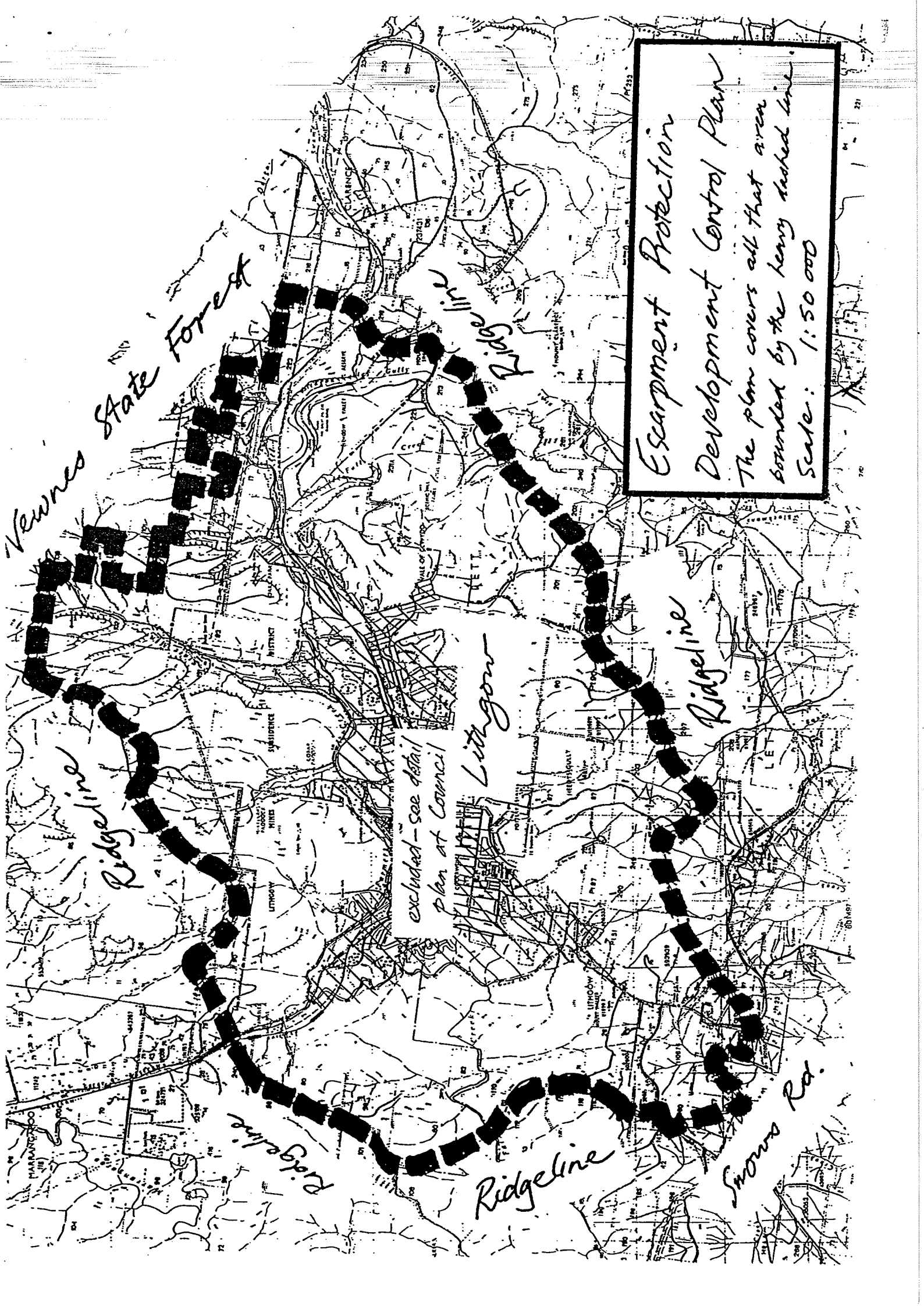
the responsible authority shall have regard for the aims of this Plan.

ADVERTISING OF APPLICATIONS

Any development application requiring removal of trees or bushland disturbance on land under the control of this plan shall be advertised in the local paper, and interested persons shall be given 21 days to make written submissions to Council, to be addressed when Council considers the application.

7.0 DEAD, DYING OR DANGEROUS TREES;

7.1 This Plan does not apply to any tree proven dead, dying or dangerous.



Vewnes State Forest

Ridgeline

excluded - see detail
plan at Council

Lithgow

Ridgeline

Ridgeline

Snows Rd.

Escarpment Protection
Development Control Plan
The plan covers all that area
bounded by the heavy dashed line.
Scale: 1:50 000