

Rural Residential Development Control Plan



Council of the City of Greater Lithgow

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EXPLANATORY NOTE:

Council has been aware for some time of the demand for rural/residential development in the City. On the basis of demand for rural/residential land, and in consultation with persons wishing to develop land for that purpose, Council has rezoned land to allow two (2) hectare subdivisions, subject to development requirements to ensure minimal disruption to the rural environment. These requirements include pollution, traffic and landscape considerations.

The Local Environmental plan provides the requirements for subdivision and housing development. The Development Council Plan describes the manner in which the requirements may be satisfied.

If you have any enquiries concerning rural/residential development, please contact council's Environmental Services Division.

DEVELOPMENT CONTROL PLAN

INTRODUCTION:

This plan is called Greater Lithgow Development Control Plan (DCP) No. 4

Land to which the Plan applies:

This plan applies to certain land situated in the City of Greater Lithgow zoned Rural 1(c) on the map marked Greater Lithgow LEP 1994.

This plan provides more detailed provisions than that contained in the Local Environmental Plan and its purpose is to give detailed guidance to people wishing to undertake rural/residential development.

Aims, objectives etc.:

- (a) To provide opportunities for rural small holdings development on certain land within the City that has been identified as being suitable for that purpose.
- (b) To ensure that allotments created for rural small holdings are of an area and an arrangement that:
 - (i) enables the provision of an adequate water supply;
 - (ii) enables effective disposal of domestic waste;
 - (iii) minimises the creation of traffic hazards;
 - (iv) does not contribute to pollution of water supply catchments; and
 - (v) does not impact on water quality within the Nepean-Hawkesbury River System.
- (c) To enable other forms of development to be carried out on land within the area and the zone of the plan if they are keeping with the rural character of the locality and are compatible with the existing or likely future rural/residential land uses.
- (d) To ensure that development is carried out in a way that is sensitive to land and environmental characteristics.
- (e) To minimise the cost to the community of providing, extending and maintaining public amenities and services.
- (f) To ensure that rural small holdings development does not prejudice the interests of agricultural producers in the vicinity.
- (g) To encourage further development within the City whilst minimising adverse impact on the natural attractions and amenity enjoyed by permanent residents and visitors.

WATER:

Connections to the reticulated water supply system, if available, will need to be arranged through the Department of Public Works (Bathurst Office) or Council.

DOMESTIC WATER TANKS:

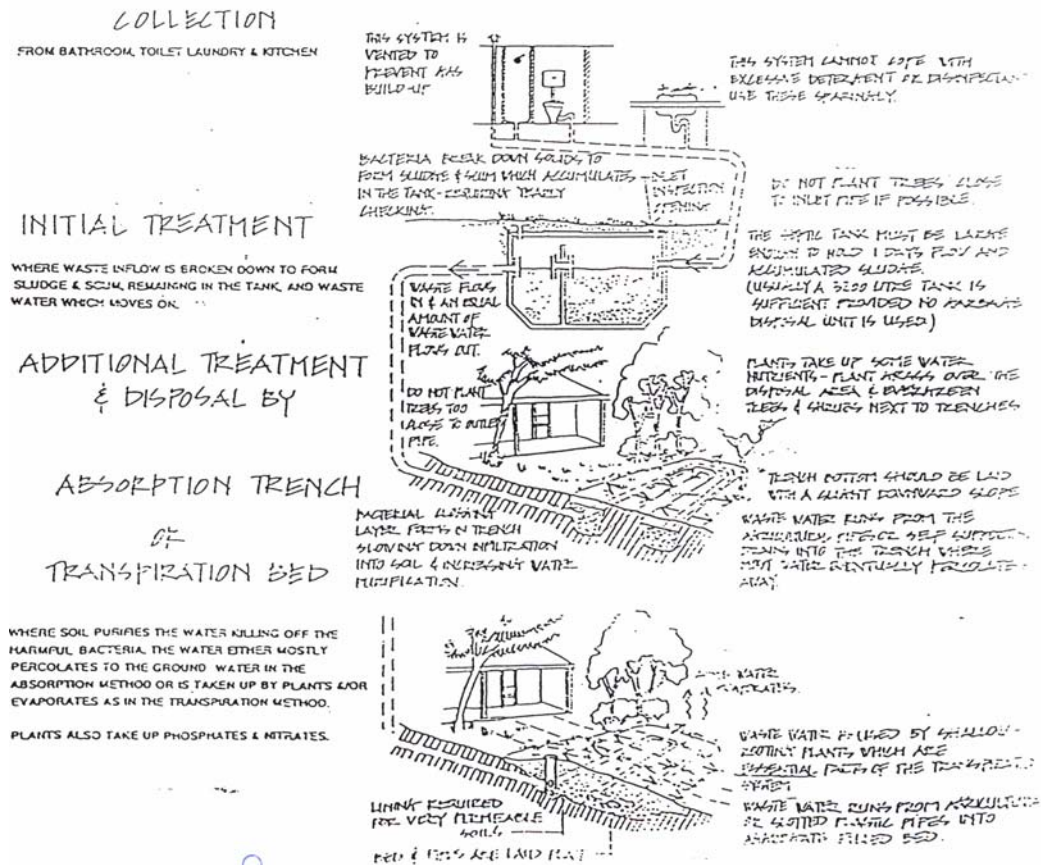
At least 45,000 litres storage shall be provided for domestic purposes.

A minimum of 10,000 litres shall be reserved for fire fighting purposes. This may be part of the above 45,000 litres.

WASTE WATER:

Where reticulated sewerage is not available, applications will need to substantiate the capacity of the soil for septic disposal of domestic waste, or the technical specifications and suitability of alternative sewage disposal systems. Geotechnical analysis or water balance assessment will be required to demonstrate soil suitability, particularly in water supply catchment areas.

ON SITE METHODS OF DISPOSAL



POLLUTION CONTROL:

- ◆ The following requirements will minimise pollution of water supplies. These requirements include:-
- ◆ The carrying out of a geotechnical analysis to indicate capacity for septic disposal of effluent, or a water balance assessment indicating whether effluent can be disposed of using domestic aerated sewerage treatment or similar, within the boundaries of each allotment.
- ◆ All garbage to be disposed of to Council's solid waste depot via Council's garbage collection service.
- ◆ Separation of cattle yards, and/or measures such as bunding, from permanent and semi-permanent watercourses and major drainage lines to reduce flows of polluted stormwater into watercourses.
- ◆ Separation of dwellings and farm outbuildings from permanent or semi-permanent watercourses and major drainage lines.
- ◆ Limitations on cut and bench construction for home sites, and other measures to minimise ground disturbance in construction.
- ◆ Restrictions on the keeping of horses, dogs and cats, in addition to intensive livestock keeping, related to the potential pollution of watercourses.
- ◆ Limitation on the cultivation of land for crop or pasture establishment to those lands Classed I to VI inclusive under the Department of Conservation and Land Management's Soil Conservation Service Rural Land Classification System and stock access to permanent and semi-permanent watercourses.
- ◆ Design and location of access driveways, building sites and dam sites on land which is classified as Class I to V by the Department of Conservation and Land Management's Soil Conservation Service in order to reduce erosion and siltation risks.
- ◆ Encouragement of planting of native trees along watercourses for bank stability and erosion control.
- ◆ The rational use of fertilisers and animal manures to prevent degradation of receiving wetlands and water quality in streams within the Nepean Hawkesbury catchment.

ROADS:

The development of rural/residential land will lead to greater usage of local roads. In some cases, the additional usage will require the road to be upgraded. This may also involve intersection works. Contributions for these works will be calculated on the basis of the share of the individual subdivision having regard to the likely total subdivision of lands gaining access to the road.

Council will require all lots to have access to dedicated public roads under Council control. All crown roads must be replaced or duplicated by public roads in the subdivisional works to facilitate further development. No access is to be taken through State Forests.

In general, Council will require bitumen surfaced roads, but in isolated areas, serving a maximum of three (3) allotments, a gravel road may be allowed.

BUILDING SETBACKS:

Building envelopes shall be described by hatching on the plans of subdivision providing for suitable area for the erection of a dwelling and ancillary buildings, allowing for the satisfactory disposal of waste water.

Envelopes shall allow for the following setbacks

- ◆ Dwellings shall be setback 400 metres from Council's waste water treatment plants and solid waste disposal sites.
- ◆ Dwelling shall be sited at least 150 metres from adjoining agricultural property where aerial spraying is or is able to be used.
- ◆ Buildings shall be setback a minimum of 18 metres from arterial roads. Where circumstances dictate, eg noise from heavy vehicles, larger setbacks are recommended. The potential visual impact of ribbon development may also dictate larger or varied setbacks.
- ◆ Buildings shall be setback a minimum of 7.5 metres on other roads. Larger setbacks are recommended on unsealed roads, to minimise nuisance from dust, etc.

RIBBON DEVELOPMENT:

Buildings should be sited so as to minimise the appearance of ribbon development on any public road. The use of variable setbacks, building separation and screening by existing trees or new planting, etc, would be considered.

Direct access to the Great Western Highway will be discouraged. Only if no other access point can be negotiated will access be granted to the highway.

SOIL EROSION:

It is recommended that applicants consult with the Department of Conservation's Soil Conservation Service in preparing proposals.

Conditions will be imposed on development consents to ensure that appropriate controls are incorporated and managed.

FLOODING:

All development, including roads and internal property access shall be located 0.5 metres above the likely flood level to occur once in one hundred years. Any works are not to impede the flow of floodwaters to the extent that that occurring prior to development. Where no flooding information exists and council cannot be satisfied that the above levels can be complied with, a hydrological study will be required.

SERVICES:

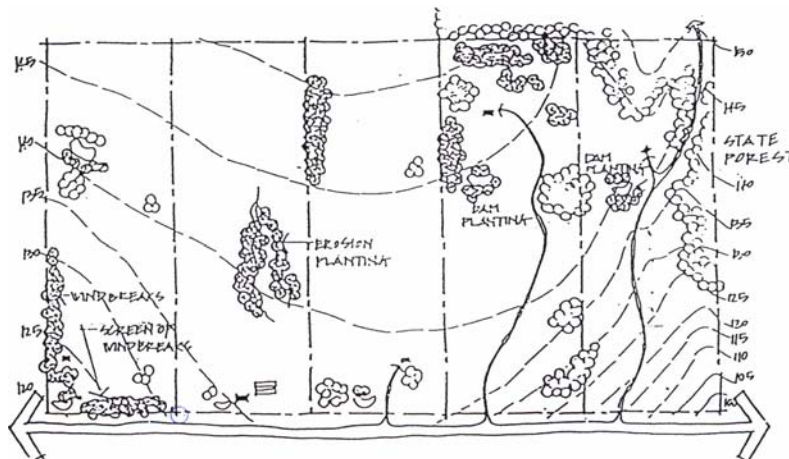
All lots to be provided with electricity and telephone.

RURAL LANDSCAPE:

Subdivisional fencing and dwelling areas are to be located so that disturbance to existing treed areas is minimised.

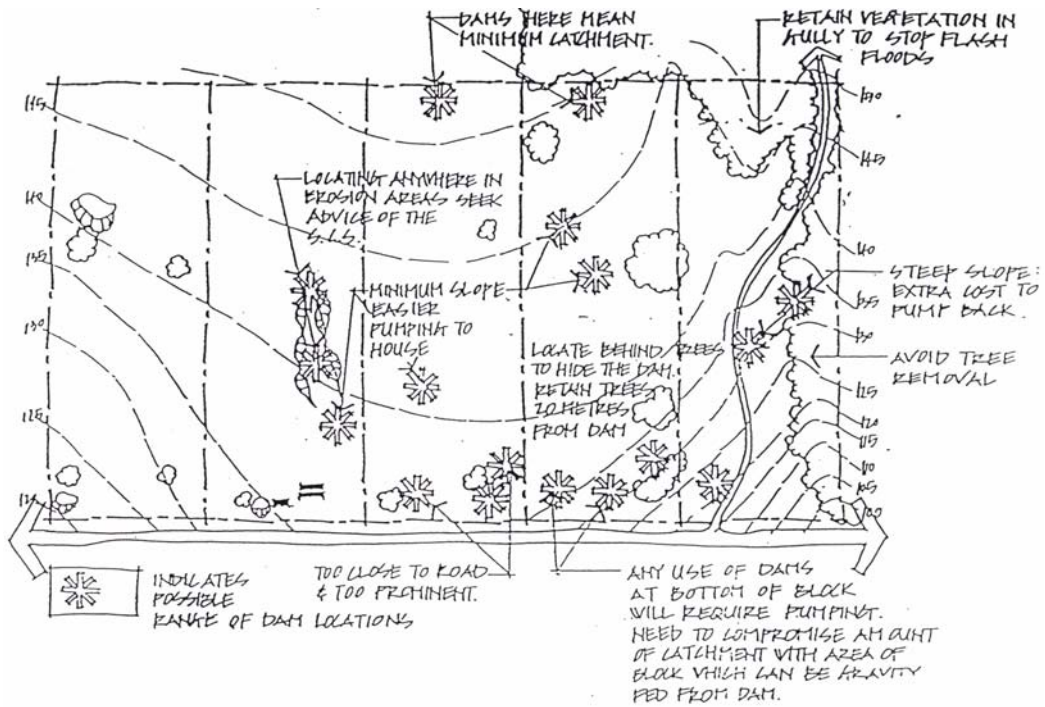
Particularly in areas where tree cover has been substantially reduced, landscape screening will be required. Planting is to be carried out using species of trees suitable for the site, with reference to predominate species characteristic of the natural and introduced trees in the area. Planting is to be located to soften the view of the development from any existing public roads and public vantage points.

Fencing to exclude stock and pests from existing and proposed treed areas may be required.

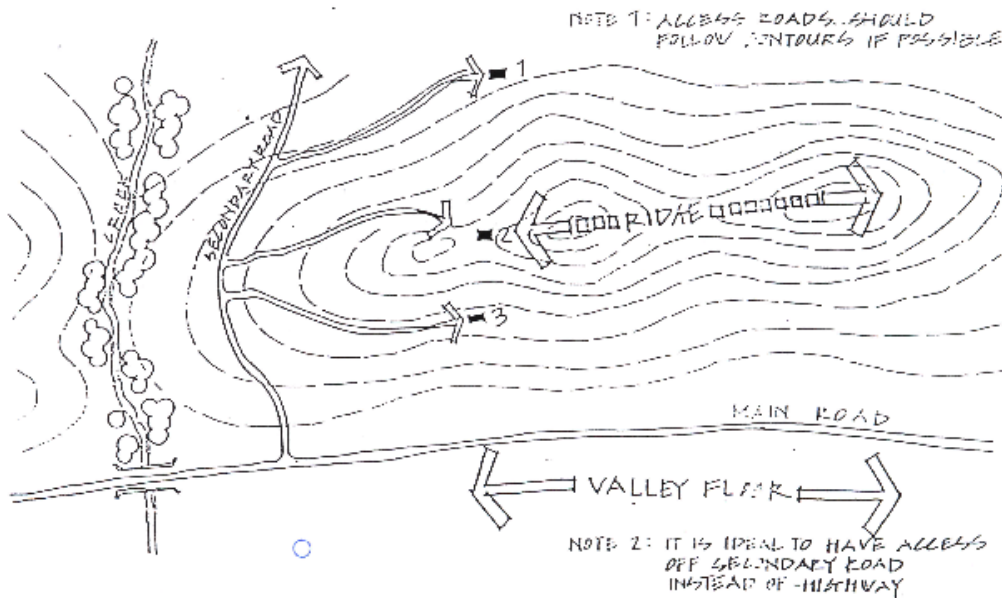
TREE PLANTING GUIDELINES

SITE ANALYSIS

DAM LOCATIONS

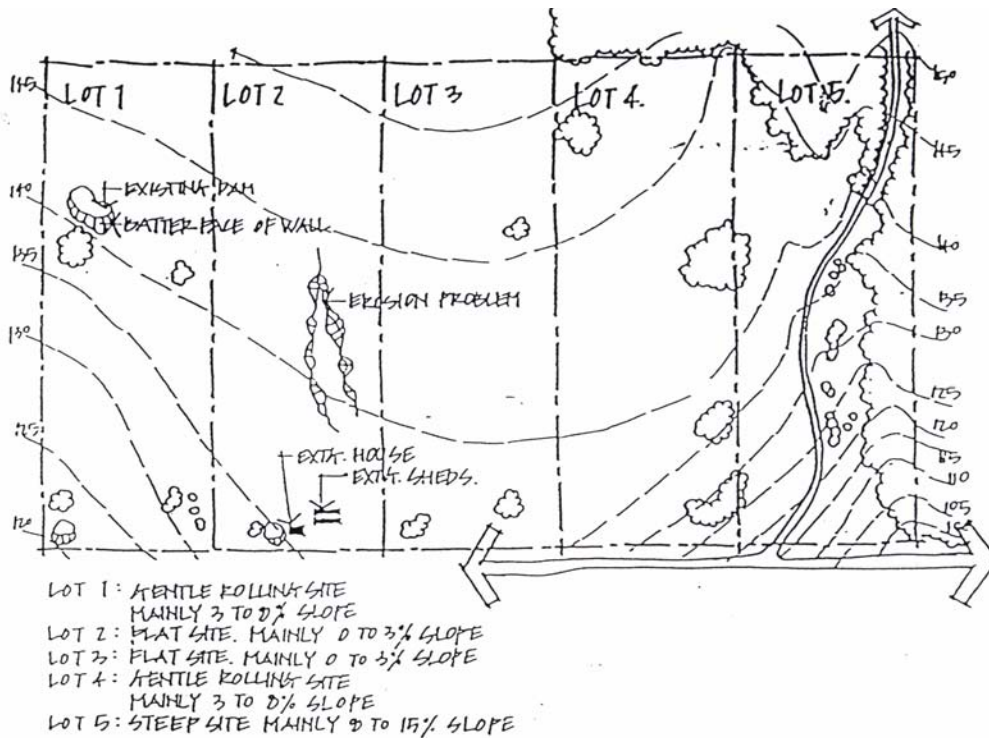


ACCESS GUIDELINES



SITE ANALYSIS

SLOPE GUIDELINES



SITE ANALYSIS GUIDELINES

POSSIBLE HOUSE SITES

