

DCP 2 OURIMBAH RURAL & RESIDENTIAL

This plan shall be known as:

OURIMBAH RURAL AND RESIDENTIAL

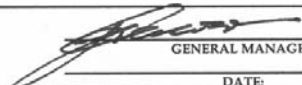
DEVELOPMENT CONTROL PLAN NO 2

OBJECTIVES

This Development Control Plan aims to achieve the following:

- 1 Prevent the despoilation and degradation of important areas of natural landscape. Minimise environmental problems including soil erosion, excessive runoff and siltation of streams. Protect the rural character and scenic quality of the area. To encourage the appropriate design and siting of building development and to minimise the risks to property associated with bush fires.

This Development Control Plan (DCP) may be amended from time to time by Council. Proposed amendments are required to be advertised and exhibited in draft form and any submissions received must be considered by Council before the amended plan is adopted. People using this DCP should ensure that they have the current copy of the plan, including any amendments. If in doubt, please check with Council's Customer Service Centre.

ADOPTED AS PER COUNCIL RESOLUTION NO. 95/97 - MAY 10 1995 EFFECTIVE: MAY 18 1995 CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATIONS	 GENERAL MANAGER DATE:
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The Ourimbah Rural Residential Development Control Plan has been prepared pursuant to Section 72 of the Environmental Planning and Assessment Act, 1979 and clause 24 of the Environmental Planning and Assessment Regulations, 1980.

CITATION

This plan may be cited as Ourimbah Rural Residential Development Control Plan, adopted by Wyong Shire Council on August 12 1987.

LAND TO WHICH PLAN APPLIES

This plan applies to all land zoned 7(c7) Scenic Protection (Small Holdings) on the map marked "Wyong Local Environmental Plan No 121", a copy of which is deposited in the office of the Council of the Shire of Wyong.

RELATIONSHIP TO OTHER DEVELOPMENT CONTROL PLANS

This Development Control Plan shall prevail to the extent of any inconsistency between this Development Control Plan and any other Development Control Plans.

1 Implementation

1.1 Compliance with the minimum provisions of this Plan does not necessarily mean that an application for development will succeed, as each application will be considered in accordance with those matters listed under Section 90 of the Environmental Planning and Assessment Act, 1979.

1.2 Council may vary the conditions of the Plan where, due to unique site considerations or innovative design, variation is likely to produce a better planning result.

2 Infrastructure Contributions

A contribution will be required in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979, for the upgrading of Fern and Glen Roads to meet the demand created by an increase in development. (See indexation sheet attached).

3 Subdivision

3.1 Subdivision of land shall generally conform to Council's Subdivision Code, except where specified otherwise in this Development Control Plan.

3.2 Each subdivision application shall be considered on its merits. However, the land identified by Figure 2 as to remain in its natural state shall be retained for the most part in a single lot. The remainder of the land may be subdivided into 1 hectare allotments in accordance with the provision of the relevant statutory planning instruments.

3.3 A subdivision that creates an average allotment size of less than 2 hectares will be subject to the payment of a contribution in accordance with the bonus provisions of Interim Development Order No 58 (or any subsequent statutory planning instrument) towards the acquisition and/or embellishment of conservation zoned land in the vicinity.

4 Development Principles

4.1 Any development within the area to which this Plan applies shall generally conform with the Plan shown at Figure 1 and the following development principles and controls:

4.1.1 Lot Design

- a Lots on slopes should run parallel with or perpendicular to the slope but not run diagonally across it.
- b Lots should vary in their size, shape and type. Individuality is important to many purchasers and a range of lots enables each purchaser to more closely satisfy their needs.
- c No lot shall be completely contained in an area designated with a 'no development permitted' classification as identified by Figure 2.

- d Except as specified elsewhere in this Plan, the depth of a lot shall generally not exceed a 4:1 ratio to the width of the lot and shall generally have a minimum width no less than 50 metres.

4.1.2 House Sites

- a House sites should not require expensive construction methods or extensive cut and fill and applicants are advised to consider split levels. As a general rule, cuts should not exceed 1 metre in depth.
- b The construction of a dwelling within areas identified as have limited development potential in Figure 2 should not occur unless supported by a geotechnical assessment prepared by a suitably qualified professional to Council's specifications.
- c Subject to the various physical constraints that exist, developers are encouraged to site dwellings at setbacks varying from those of neighbouring dwellings.

4.1.3 Site Clearing

Natural vegetation shall be retained generally in accordance with Figure 1 subject to the requirements of Section 4.1.5.

4.1.4 Effluent Disposal

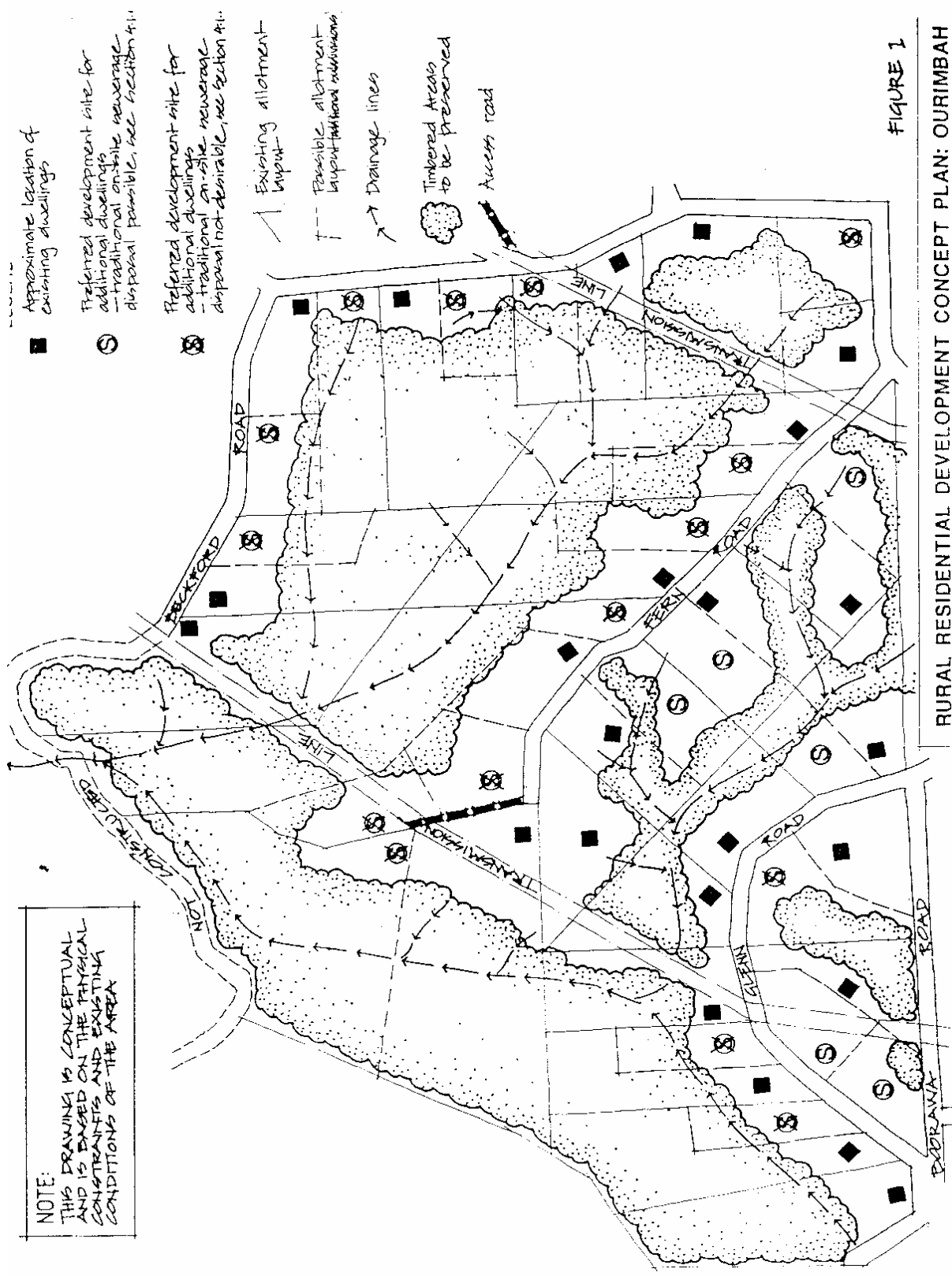
- a Subject to item (b) below, applications for on-site septic waste disposal systems (other than 'envirocycle' and 'biocycle' systems) will only be allowed where:
 - i More than 80% of an allotment, comprising a minimum area of one hectare, has an average slope no greater than 12%;
 - ii The site contains at least 90 centimetres of soil over bedrock on 80% of the lot area and 180 centimetres of soil over bedrock on the remaining 20%;
 - iii The highest estimated level of the water table is at least 100 centimetres below the bottom of the absorption trenches.
- b Allotments that do not meet the above requirements will need to be supported by a geotechnical assessment, or introduce an alternate system such as the 'Biocycle' system.

4.1.5 Bush Fire Protection

- a Fire Radiation Zones shall be provided in accordance with Figure 3 with the proviso that removal of tree cover on slopes in excess of 20% should not occur as such is likely to aggravate land stability problems and increase the potential for soil erosion.
- b In addition to domestic water supply, a minimum water supply of 10,000 litres is required on each separate property for bush fire fighting purposes.

4.1.6 Sediment Control

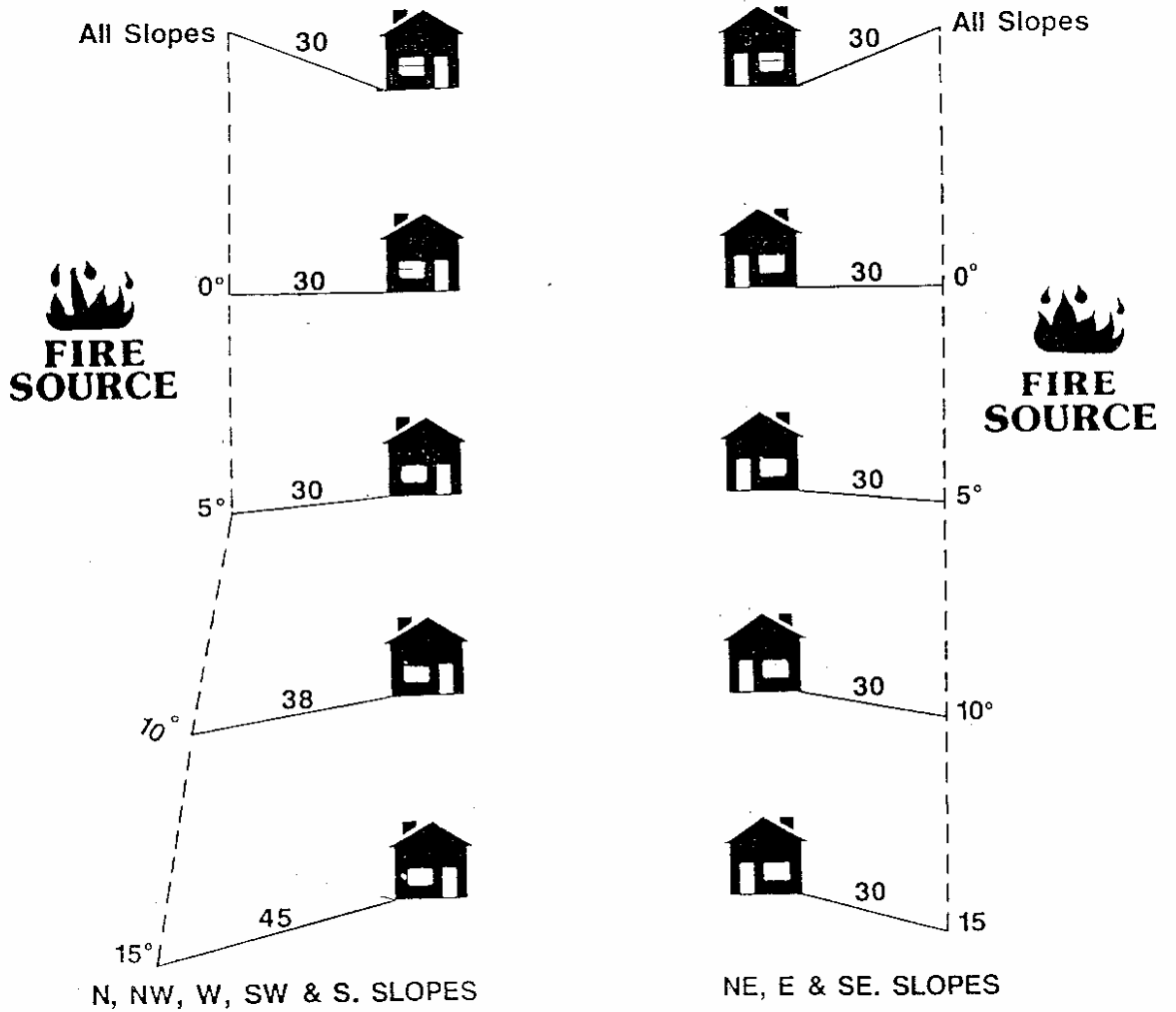
- a Developers shall control erosion and sediment transport during any construction phases.
- b The system proposed to be employed to control the erosion and sediment transport shall be specified in an Erosion and Sediment Control Plan, to be produced by the developer to the satisfaction of Council.



Ourimbah Rural & Residential - Development Control Plan No 2

WIDTH OF FIRE RADIATION ZONE FROM EDGE OF DWELLING IN RURAL-RESIDENTIAL DEVELOPMENT AT OURIMBAH.

(in metres)



NOT TO SCALE

NOTE: No Perimeter Fire Trail To Be Constructed.

FIGURE 3.