

COONAMBLE SHIRE COUNCIL

DEVELOPMENT CONTROL PLAN 2

RURAL SMALL HOLDINGS

Introduction

1. This Development Control Plan applies to Rural Small Holdings land within Coonamble Shire subject to the provisions of Coonamble Local Environmental Plan No. 1

Land to which the development control plan applies

2. This Development Control Plan applies to the land within Coonamble Shire in Zone No.1(c) (Rural Small Holdings) as shown on the maps relating to Coonamble Local Environmental Plan No. 1.

Purpose of the plan

3. This plan provides more detailed provisions than that contained in the relevant LEP and its purpose is to give detailed guidance to people wishing to develop within the area edged heavy black and labelled 1(c), to indicate Council's policy intentions with respect to development and to form a basis for negotiation should a departure from the provisions of this plan be requested.

Aims and objectives

4. The general aims of the 1(c) zones are to:
 - (a) accommodate the variety of needs of people seeking a large block for hobby farming, for space needed because of their occupation, just for a dwelling or other reasons. That is, people who want to be near town and its services without necessarily being in it.
 - (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) minimise the creation of traffic hazards; and
 - (iv) do not contribute to pollution of water supply catchments.
 - (c) To minimise the cost to the community of providing, extending and maintaining public amenities and services.
 - (d) To ensure that rural small holdings development does not prejudice the interests of agricultural producers in the vicinity.

The objectives of this DCP within the context of these LEP objectives are:

- (a) To provide more details about development issues than are contained in the LEP No. 1 and to provide guidelines on the way in which the objectives of the LEP can be achieved.
- (b) To assist people who intend to make development applications or applications for subdivision and building approval under the Local Government Act by advising them about the sorts of issues Council is required to consider.
- (c) To recognise that land and its likely development will vary in different parts of the 1(c) zone to ensure that Council has the flexibility to adapt policies to the circumstances.
- (d) To enable policies on local development issues to be modified locally, as required from time to time.
- (e) To ensure that rural small holdings development does not prejudice the interests of agricultural producers in the vicinity or the interests of ratepayers through the cost of services.
- (f) To set out Council's criteria which it may take into consideration in assessing applications seeking rezoning of general rural land to permit rural small holdings development.

Applications for development consent in general

- 5. Applications for development consent should be made on the prescribed form which is available from Coonamble Shire Council's Environmental Services Department.

Guidelines for subdivision

- 6. (i) **Allotment Size**
 - (a) As set out in Coonamble LEP No. 1 the minimum lot size (where dwellings are proposed) is 2 hectares.
 - (b) This minimum is intended mainly as a reference point. Council would not approve a subdivision which creates large numbers of allotments of the minimum size. Rather, a range of lot sizes related to site and market conditions is preferred.
 - (c) Other influences on allotment size and overall density include:

- * distance from Coonamble urban area, i.e. lots larger than the minimum should be provided with increasing distance from Coonamble urban area;
 - * allotments fronting arterial roads will generally be required to provide alternative access and be larger in area to reduce the impact of ribbon development;
 - * where land is serviced by long lengths of unsealed road and it is economically impactful to seal or otherwise improve the road, the density of the allotments may need to be reduced;
 - * where land to be subdivided adjoins land used for commercial agriculture, and that agriculture could be prejudiced by the erection of dwellings in close proximity (e.g. by restricting aerial spraying) allotments should be larger to enable separation of dwellings from the agricultural property.
- (d) Applications for proposed allotments in areas without reticulated water should include information on the capacity of farm dams and roof water storage necessary in the circumstances. Water storage should include capacity of water supply for fire fighting.

(ii) Services

- (a) All allotments are to be provided with power and telephone.
- (b) Reticulated water supply should be provided wherever possible. The subdivider is to meet full costs and Council must be satisfied that extension of the reticulated system will not have any adverse consequences for overall capacity or efficiency of the system in the town area.
- (c) All new roads shall be constructed by the subdivider to a standard determined by Council, having regard to the existing and future levels of use.

Existing roads used in a subdivision shall be upgraded by the subdivider to the standard required by Council.

- (d) Applications may need to include evidence that the land is suitable for septic disposal of domestic waste. Council may require the provision of transpiration beds, or the use of D.A.S.T. (Domestic Aerobic Sewerage Treatment) systems where necessary to avoid pollution.

Guidelines for residential use

7. (i) **Building Requirements**

Council is to receive a building application for all building works undertaken in zone 1(c) and the provisions of The Building Code of Australia to be enforced in respect of such building work.

(ii) **Building setbacks**

- a) Buildings must be set back a minimum of 18 metres from arterial roads.
Buildings must be set back a minimum of 10 metres from other roads.

- b) Where circumstances dictate, e.g. noise from heavy vehicles, dust nuisance from unsealed roads, etc. larger setbacks are recommended.

(iii) **Rainwater tanks**

Where rainwater tanks are the only means of domestic water supply, the size of tanks should be determined having regard to user needs, rainfall and roof area.

(iv) **Bushfire**

It is recommended that applicants consult with the appropriate bush fire brigade captain when preparing proposals to ensure appropriate fire safety measures are incorporated in subdivision design/building siting and design.

Design measures will include:

- * access for fire fighting vehicle;
- * water supply for fire fighting;
- * the need for fire breaks and the ongoing management of fire breaks.

(v) **Flooding**

Buildings, access roads and other development should be sited away from land deemed flood liable to inundation such as drainage lines, streams, rivers and flood plains.

8. This land may be required for future residential expansion of Coonamble urban area. It is, therefore, required that any subdivision proposal for this sector will conform with the provisional residential subdivision plan of the land at a later date. The provisional residential subdivision is the responsibility of the developer and must be to Council's satisfaction:

- (a) the setback of buildings from provisional future residential allotment boundaries;
- (b) points of access to be provided to the temporary large allotments;
- (c) the future provision of engineering services; and
- (d) the proposed location of public recreation areas.
