

**DCP 5**

**FISHERMAN'S  
REACH**

Citation:

This Plan may be cited as Kempsey Development Control Plan No 5.

Land to Which Plan Applies:

This Plan applies to land in the Shire of Kempsey, situated at Fisherman's Reach and located within Zone No 2(v) Village or Township. The land is depicted, edged heavy black, on the attached plan.

Objectives:

In adopting this Development Control Plan, Council has the following objectives which will be taken into account in any proposal for the development of land the subject of the Plan:

- To ensure that the land will be developed for low density residential purposes.
- To ensure that an appropriate subdivisional pattern is adopted for the locality, incorporating road and drainage provisions that are the most efficient, and equitable, in the circumstances.

Minimum Allotment Size:

The minimum allotment size shall be as prescribed in the prevailing local environmental plan, 500m<sup>2</sup>.

Provision of Roads:

The roads serving the locality will be as depicted on the attached plan.

Where roads are deficient, or as yet non-existent, contributions for road upgrading and construction shall be required from subdividers.

Marine Parade provides the western boundary to the land the subject of the Plan. Marine Parade is sealed and in good condition. Proposed lots to be created with frontage to Marine Parade will not attract a road upgrading contribution.

The road reserve between the existing houses and the Macleay River has only a rough gravelled pavement and is deficient in standard if the locality is to be developed for residential purposes. Council will undertake the upgrading of this section of road to a sealed standard.

The remaining roads to be built will be six metre wide bitumen on an eight metre gravelled formation and the sandy nature of the soil obviates the need for kerb and gutter. Proposed lots having frontage to the roads yet to be built (39 lots in all) will be liable for a contribution for the construction of those roads. The amount of the contribution will be determined from year to year, and subdividers will make contributions at the rate applicable at the time of release of their linen plans of subdivision.

Provision of Drainage:

A depression runs through the centre of the subject land which requires draining from the end of the cul-de-sac to the river.

All 49 lots capable of being created will be liable for a drainage augmentation fee so that piped drainage may be provided. The amount of the contribution will be determined from year to year, and subdividers will make contributions at the rate applicable at the time of release of their linen plan of subdivision.

**Provision of Water Supply:**

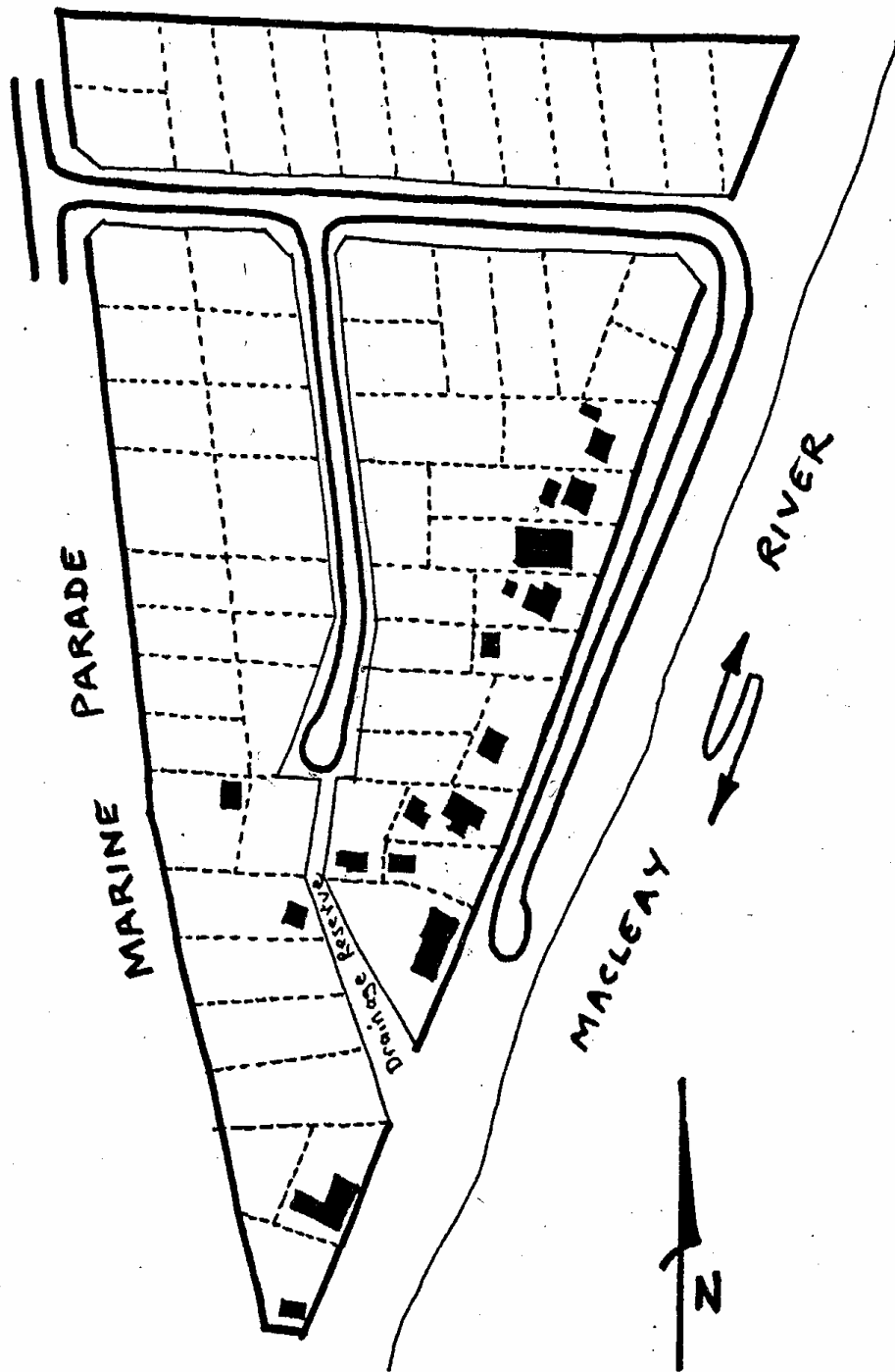
Each new lot created in subdivision will be required to be connected to Council's reticulated water supply.

Each new lot created will be liable for a water supply reticulation amplification contribution. The amount of the contribution will be determined from year to year, and subdividers will make contributions at the rate applicable at the time of release of their linen plan of subdivision.

**Sewerage:**

A sewerage system is not available in the locality, and nor is one likely to be available for some considerable time.

Consistent with the objectives of this Plan, development of each of the new allotments will be restricted to single dwellings, in which circumstances septic systems will satisfy the requirements of Council.



FISHERMANS REACH  
2(v) Village Zone