

DCP 6

OLD STATION
ROAD

ORDINARY COUNCIL MEETING – 9TH JANUARY 1989

CHIEF TOWN PLANNER'S REPORT DATED 4TH JANUARY 1989

CTP 1
OLD STATION ROAD
DEVELOPMENT CONTROL PLAN
FILE T4-40 LFN

SUMMARY:

Reporting that a Development Control Plan has been prepared for the Rural (Smallholdings) zone on the southern side of Old Station Road, Parish of Kempsey.

Introduction

A Development Control Plan has been prepared in respect of the Old Station road locality, Parish of Kempsey, and that the Plan is ready for public exhibition.

Development Control Plan

The Development Control Plan is reproduced as (Appendix "A") to this report.

The salient features of the Plan concern the provision of roads and water supply.

The Engineering Department advises that the arterial road serving the locality (Old Station Road), is in need of upgrading, and a contribution for that purpose will be required in respect of each lot proposed to be created.

The 1988 contribution for arterial road upgrading is \$2,550 per lot created.

Internal roads are to be constructed by the subdividor, at his expense, to Council standards. Such roads are to have an eight metre formation width with a 5.6 metre bitumen seal.

With regard to water supply, each lot to be created will be required to be connected to Council's reticulated water supply.

Each lot to be created will also be liable for a water supply headworks contribution. The 1988 contribution for water supply headworks is \$2,000 per lot created.

Conclusion

It is intended that the proposed Development Control Plan be publicly exhibited for a period of twenty-eight (28) days, commencing mid-January, 1989.

1.15670

RESOLVED:

That Council endorse the rate of contributions set out in this report and agree to public exhibition of the Draft Development Control Plan.

"APPENDIX A"

Citation

This plan may be cited as Kempsey Development Control Plan No 6.

Land to which plan applies

This plan applies to land in the Shire of Kempsey, situated on the southern side of Verges Swamp Road, Parish of Kempsey, and located within Zone No 1 (c) rural (Smallholdings). 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 development of land subject of the Plan –

- To encourage well designed subdivision of land that takes into consideration the characteristics of the land.
- To provide opportunities for a range of innovative lifestyles and compatible land uses that are expected by the people seeking to reside in this area of the Shire.
- To encourage a well designed and constructed transport patten, taking advantage of the natural features of the land.
- 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, 1 hectare.

Provision of roads

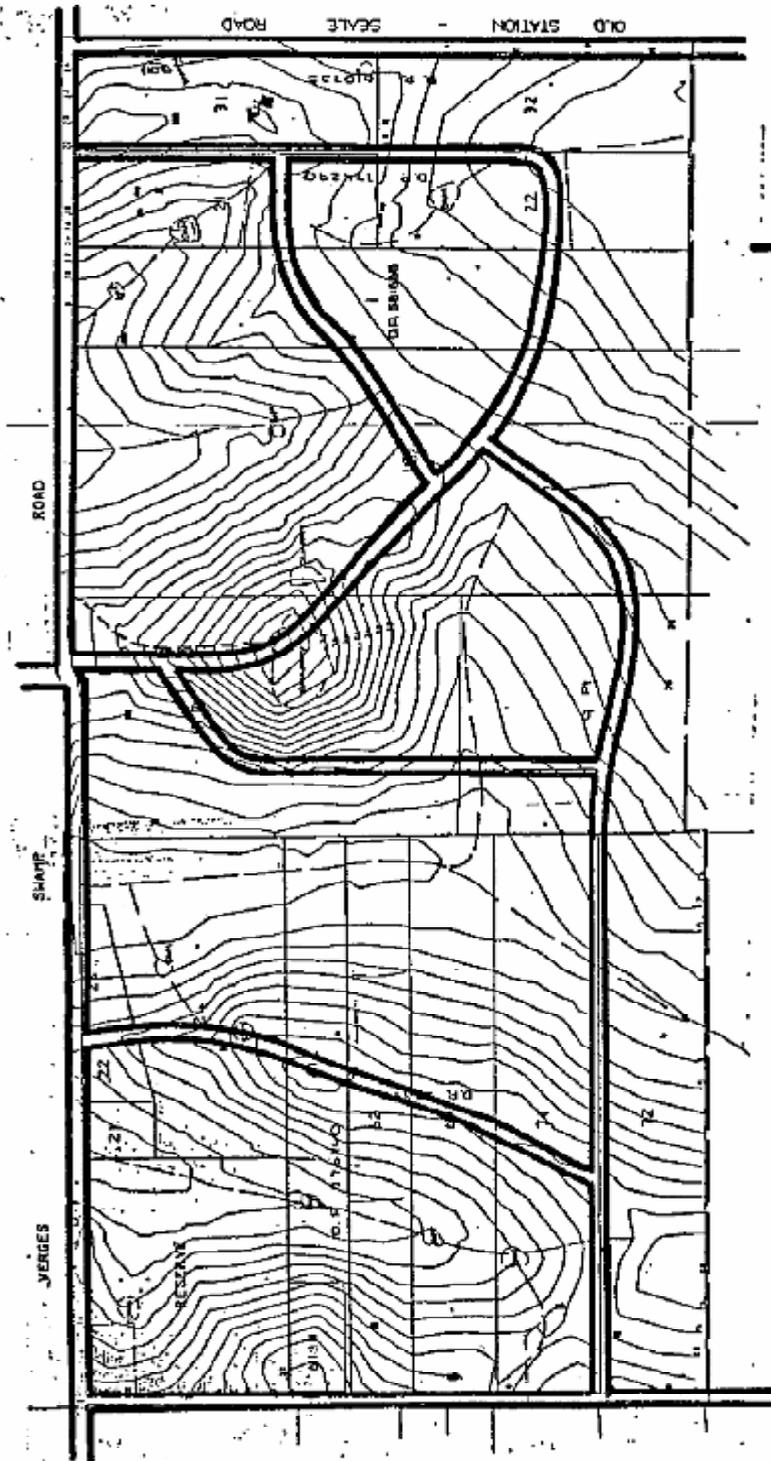
The arterial road serving the locality is in need of upgrading, and a contribution for that purpose will be required in respect of each lot proposed to be created. The amount of the contribution will be determined from year to year, and subdividers will make contributions at the rate applicable at the time of release of their linen plans of subdivision.

The internal roads depicted on the plan are to be constructed to Council's requirements, eight metre formation width with a 5.6 metre bitumen seal. Such roads are to be constructed by the subdividor.

Provision of Water Supply

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

Each new lot created will be liable for water supply headworks 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.



VERGES SWAMP ROAD

1(C) Zone

DRAFT DEVELOPMENT CONTROL PLAN FOR PART OF FREDERICKTON

Council at its meeting of 14th September 1987 resolved to place on public exhibition a Draft Development Control Plan for the area bounded by Chapman Street, Edgar Street, the Pacific Highway and Macleay Street, Frederickton.

The Draft Development Control Plan is to be on exhibition until 4.30 pm on Monday, 26th October 1987, during this period any person may object in writing to the Plan, and their objection will be considered by Council at the time of formalising the plan.

The Draft Development Control Plan has been prepared to identify a commercial area within the existing village of Frederickton, an open space area for the village of Frederickton and surrounds, a centrally located car park to service both facilities, with the remainder of the land being used for residential purposes.

The Draft Development Control Plan provides for the following uses to be allowed within each zone.

RESIDENTIAL

The residential allotments containing land wholly below the flood line may be used for the purposes of single dwelling houses in accordance with Council's Flood Policy; home industries; and home occupations.

The residential allotments containing land above the flood line may be used for the purposes of single dwelling houses; residential flat buildings based on a residential density of 100 persons per hectare; home industries; and home occupations.

COMMERCIAL

The land shown as being commercial may be used for the following purposes: bus stations; child care centres; clubs; commercial offices; dwelling constructed in conjunction with shops or commercial offices; hotels; medical consulting rooms; place of assembly; place of public worship; public buildings; shops; and taverns.

CAR PARK

The land shown as car park is to be used for the purpose of establishing a car park with access from Chapman Street.

OPEN SPACE

The land shown as open space is to be used for the purpose of landscaping; gardening; and recreation activities.

Council also wishes to point out that any use lawfully in existence prior to the introduction of a Development Control Plan, may continue to operate under the provisions of Division 2, Part IV, of the Environmental Planning and Assessment Act 1979.