



Cabonne Council

Development Control Plan No.2 West Canowindra Rural Small Holdings

**As amended and approved by Council at the meeting of 16 November
1992**

I, G. L. P. Fleming, Shire Clerk, Cabonne Shire Council, certify that this is Development Control Plan No. 2 West Canowindra Rural Small Holdings and was made pursuant to section 72 Environmental Planning and Assessment Act 1979 and approved by Council at the meeting of 16 November 1992.

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G. L. P. Fleming
Shire Clerk

1 General

1.1 Introduction

- (a) This plan outlines development standards and guidelines aimed to encourage sound design and proper development of rural residential land to which this plan applies.
- (b) This plan details development standards stemming from and in addition to those specified in the Local Environmental Plan 1991.
- (c) This plan consists of this written statement and the Cabonne Development Control Plan Map No. 2. The Plan Map depicts the proposed allotment layout and arrangement of access ways.

1.2 Citation

- (a) This plan is called the “Cabonne Development Control Plan No. 2 – West Canowindra Rural Small Holdings”. It is a Development Control Plan pursuant to section 72 of the Environmental Planning and Assessment Act 1979 and has been prepared in accordance with the provisions of the Environmental Planning and Assessment Regulation 1980.
- (b) This plan shall come into force on 1 December 1992 in accordance with clause 24 (2) of the Environmental Planning and Assessment Regulation 1980.
- (c) This plan may be varied only in the manner provided for in the Environmental Planning and Assessment Act 1979 and the Regulations thereto.

1.3 Land to which the Plan applies

This plan applies to land in the Shire of Cabonne zoned Rural 1 (c)(small holdings) as depicted by the heavy black edging on the Cabonne Development Control Plan No. 2 Map.

1.4 Relationship to the Local Environmental Plan and Other Development Control Plans

This plan has been introduced as a supporting document to the Cabonne Local Environmental Plan 1991. Cabonne Development Control Plan Rural Small Holdings No. 6 also applies to this land.

1.5 Aims and Objectives of the Plan

- (a) This Plan has been adopted to further ensure the aims and objectives of the Cabonne Local Environmental Plan 1991 are achieved for small holding development. This will be achieved by.-

- (i) the provision of small holding land in allotments of suitable size for part time farming and leisure pursuits
- (ii) the use of environmental and topographical features considered to be conducive to a high standard of rural residential living.

(b) The objectives of this Plan are:-

- (i) To guide the development of a rural residential estate so that a high level of amenity is achieved
- (ii) To ensure future development has regard for the protection of existing environmental features
- (iii) To protect the amenity and productivity of the locality by defining standards for development of the land and thereby ensure Council and residents are not exposed to extra management at a later date.

2 Criteria for Rural Residential Land use

2.1 Subdivisions

(a) Allotments

- (i) The allotment layout shall generally be in accordance with the design as shown on the Development Control Map.
- (ii) The number of allotments to be created shall not be greater than 18 in total.
- (iii) Notwithstanding the above, the area and dimensions of each of the allotments shall relate to the natural characteristics of the land, to the satisfaction of Council.

(b) Road Pattern and Roadworks

- (i) Roads shall be located generally in the position shown on the Development Control Plan Map.
- (ii) The road width and shape shown on the Map shall be adopted.

(c) Access to Allotments

- (i) Access to each allotment will be considered by Council at the subdivision application stage; however, construction of such access will become the responsibility of the future developer of each allotment.

(d) Fencing

- (i) The boundaries of each lot are to be fenced to a standard satisfactory to Council prior to disposal of the lot..

(e) Further Subdivision

- (i) There is to be no further subdivision of the land to which this plan applies.

(f) Electricity Supply

- (i) Prior to disposal of any lot, the electricity supply shall be extended to service that lot by the Central Tablelands County Council. The developer is to make a capital contribution to such extension with the current policy of the County Council.

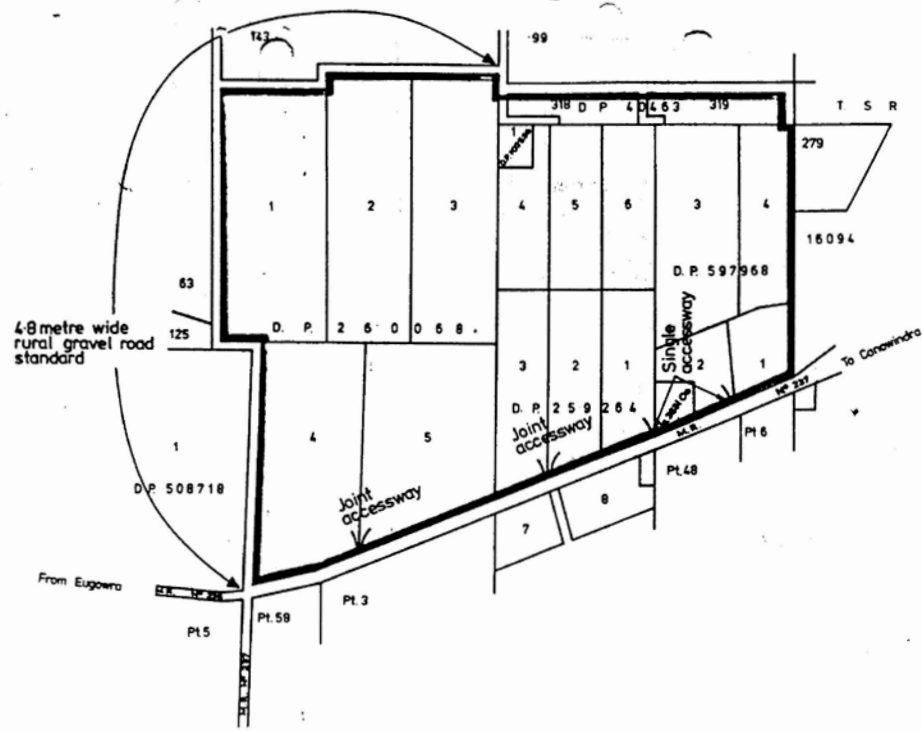
2.2 Erection of Dwelling Houses on Allotments

(a) Water Supply

- (i) All dwellings are to be connected to the Central Tablelands County Council water supply. The owners of any lot within Cabonne Development Control Plan No. 2 as of the date of this Plan taking effect, shall not dispose of any lot until the water main has been extended to service that lot to the satisfaction of the Central Tablelands County Council at that owners full cost. On site storage tanks are to be provided for each dwelling by the householder of storage capacity not less than 22,000 litres. Such tanks to be to the satisfaction of Council and the Central Tablelands County Council.

(b) Building Types

- (i) The design of all buildings to be erected on land to which the Plan applies should have regard to the relationship of the building to the existing landscape and environment. Where possible external building finishes are to be an environmentally sensitive non reflective material.
- (ii) There are to be no existing dwellings removed to allotments of land to which this plan applies.
- (iii) Proposals for dwellings of less than 100 sq.m. in the floor area (excluding garages) will need to demonstrate to Council's satisfaction that the dwelling is adequate for permanent habitation and of a standard befitting the estate.



SCALE: — 1:8000

LOCALITY : PARISH OF COLLETT COUNTY OF ASHBURNHAM

DRAWN BY	M.M.Y	DATE	4-11-88
SUPERVISING DRAFTSMAN	R.B.D.		
PLANNING OFFICER	<i>[Signature]</i>		
COUNCIL FILE NO.	D/50-512/4		
DEPT. FILE NO.			
GOVT. GAZETTE OF			

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

CABONNE

DEVELOPMENT CONTROL PLAN N° 2

STATEMENT OF RELATIONSHIP WITH OTHER PLANS	
Applies to Cabonne Local Environmental Plan No 97/1	
CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 AND REGULATIONS	27-11-92
<i>[Signature]</i>	DATE

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