



Development Control Plan No. 7 North Street Canowindra Industrial

Approved by Council on 18 May 1992
Advertised on 24 June 1992

I certify that this Development Control Plan has been prepared in accordance with the Environmental Planning and Assessment Act 1979 and Regulations

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G.L.P Fleming
SHIRE CLERK

THE SHIRE CLERK, PO BOX 17, MOLONG 2866

1.0 INTRODUCTION

This Plan outlines development standards and guidelines aimed to encourage a mix of residential and light and general industrial development at North Molong. The Plan consists of this written statement and map marked North Street Industrial Development Control Plan No.7.

1.1 Citation

This Plan is called Cabonne Development Control Plan No.8 North Molong Industry. 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. This Plan shall come into force on 18 May 1992 in accordance with clause 24 (2) of the Environmental Planning and Assessment Regulation 1980.

1.2 Aims and Objectives

The specific aim of this Development Control Plan is to allow development of light industry and general industry and residences in a manner which seeks to protect the reasonable amenity of existing development.

1.3 Land to Which This Development Plan Applies

This Plan applies to land known as lots 1 to 39 of DP 32670 Parish of Collett.

1.4 Relationship to the Cabonne Local Environmental Plan 1991

This Development Control Plan is made under and conforms to the provisions of the Cabonne Local Environmental Plan 1991 which contains the legal planning controls for the development of land within the Council Area of Cabonne.

Where there is inconsistency between this Plan and the Cabonne Local Environmental Plan 1991, or any other environmental planning instrument, including any State environmental planning policy, regional environmental plan or local environmental plan, the provisions of the environmental planning instrument shall prevail.

1.5 DCP Map

Council has prepared a Development Control Plan Map to accompany this Plan which identifies some of the development constraints and opportunities applying to this land. The map forms part of this Development Control Plan and should be referred to when development proposals are being prepared.

1.6 DCP Amendments

This Plan may be varied only in the manner provided for in the Environmental Planning and Assessment Act 1979 and the accompanying Regulations.

This requires Council to advertise and exhibit for public comment any proposed amendments to the Development Control Plan before being adopted.

2.0 GENERAL

The Development Control Plan Map indicates the proposed land uses for the North Street area.

The two areas indicated as possible future industrial and possible future residential are not part of this Development Control Plan, but are indicated as areas under assessment for the uses indicated.

2.1 Definition of Terms

LIGHT INDUSTRY means an industry, not being an offensive or hazardous industry, in which the process carried on, the transportation involved or the machinery or materials used, do not interfere with the amenity of the neighbourhood by reason of noise, vibration, smells, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise

INDUSTRIAL means (a) any manufacturing process with the meaning of the Factories Shops and Industries Act 1962 or (b) the breaking up or dismantling of any goods or any article for a trade or sale or gain as an ancillary to any business, but does not include an offensive or hazardous industry

2.2 Explanations Related to the Map

2.2.1 General Industrial Sector

This area is proposed for general industrial development. Sufficient land is seen to exist for development of three to five industrial sites.

Sufficient land would be left from this area to enable the development of a road access to the North from this area be required for future industrial development.

Required services:

- Septic tank waste management system
- Town water
- Overhead electricity

- Sealed road access to Wenz Lane to be provided by completion of development

2.2.1 Light Industrial Sector

This area is proposed for industrial development within the definition of Light Industry.

No dwellings would be permitted in this area other than those related to accommodation for a resident caretaker where the dwelling is ancillary to an industrial undertaking on the land.

Services will be as for the general industrial sector.

2.2.3 Residential Sector

This area will be restricted for development for residential purposes.

Development for conventional housing would be for either four septic home site parcels or eight sewerer allotments.

2.3 Landscaping

A sufficient screen of suitable plantings will be developed by Council (with respect to public areas) and private developers so as to minimise adverse visual impacts on the amenity of existing residents.