



Development Control Plan No. 8

North Molong Industry

Approved by Council on 19 January 1995
Advertised on 25 January 1995

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

.....

G.L.P Fleming
GENERAL MANAGER

THE GENERAL MANAGER, 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 Molong Industry Development Control Plan No.8.

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, 1994. This Plan shall come into force on 25 January 1995 in accordance with clause 19 of the Environmental Planning and Assessment Regulation 1994.

1.2 Aims and Objectives

The specific aim of this Development Control Plan is to allow development of light industry, industry and residences. In addition, this Plan sets certain servicing and locational constraints to apply to the development.

1.3 Land to Which This Development Plan Applies

This Plan applies to land known as lot 275 DP 44136 and section 10-11 Molong as depicted in the Development Control Map.

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

2.1 Definition of Terms

For the Purpose of this Plan:

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

INDUSTRY means (a) any manufacturing process with the meaning of the Factories Shops and Industries Act 1982 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

ANCILLARY RESIDENCE means a dwelling sited on land identified for light industry or industry where such dwelling is necessary to provide accommodation relating to the prime use of the land for industry or light industry

VILLAGE GENERAL SECTOR means that part of the land defined within the DCP Map by heavy broken lines containing the letters "VG". Development in this sector is for the purposes of village residential. Industrial development will not be approved. Light industry is permissible but only when associated with a residence on the land.

LIGHT INDUSTRIAL SECTOR means that sector of the land as defined on the DCP Map by heavy broken lines and containing the letters "LI". Light industrial is encouraged in this sector. Residential uses will be limited to those meeting the definition of an Ancillary Residence.

INDUSTRIAL SECTOR means that sector of the land as defined on the DCP Map by heavy broken lines and containing the letter "I". Industrial use of this land is encouraged. Residential use will be restricted to that of an Ancillary Residence.

2.2 Development Contributions

Council may require developers of the land to which the plan applies to make contribution pursuant to section 94 of the Environmental Planning and Assessment Act towards the costs of extension/provision of water, sewer and roading services. Such contributions would be contained within a Contribution Plan prepared in accordance with section 94 AB of the Act, or in the case of water or sewer, a policy under the provisions of the Water Supply Authorities Act 1987.

2.3 Provision of a Sewer Service

Connection to the reticulated sewer service is required.

2.4 Roads

(a) Both King Street and the lane servicing the Industrial Sector will be developed to a dual carriageway bitumen surface with appropriate drainage. Council reserves the right to require appropriate easements to be created by developers for drainage purposes.

2.5 Boundaries of Sectors

Where the boundaries between sectors are depicted by broken lines, Council may resolve to vary such boundaries by minor amounts on consideration of specific applications for subdivision.

2.6 Landscaping Requirements

- (a) Developers of Lots 16-18 will be require to effect landscaping of the western boundary of these lots
- (b) Developers of all lots within the "LI" and "I" sectors will be required to effect landscaping as considered necessary by Council
- (c) Developers of all lots within the "LI" and "I" sectors are required to pay a \$2,000.00 bank guarantee in respect of landscaping works. The bank guarantee will be released upon satisfactory completion of landscaping works