

COONAMBLE SHIRE COUNCIL

DEVELOPMENT CONTROL PLAN NO. 1

COONAMBLE TOWNSHIP AND SURROUNDS

Introduction

1. This Development Control Plan applies subject to the provisions of Coonamble Local Environmental Plan No. 1.

Land to which the development control plan applies

2. This Development Control Plan applies to land designated within the Coonamble Village Zone and surrounds, as shown on the maps relating to Coonamble Local Environmental Plan No. 1.

Aims and objectives

3. This plan aims to :
 - (a) subdivide the Coonamble Village Zone into preferred use sections for residential, commercial, general and industrial uses and to define the scope of developments in each section;
 - (b) identify a future growth strategy for the town of Coonamble;
 - (c) bring together existing and new Council policies relating to the development of land;
 - (d) Co-ordinate the manner of development control within Coonamble Village Zone in an environmentally acceptable manner.

Applications for development consent in general

4. Applications for development consent should be made on the prescribed form which is available from Coonamble Shire Council's Environmental Services Department.

DEVELOPMENT GUIDELINES

Residential development

5. The minimum size for new residential lots shall be not less than:
 - in sewered areas 750 square metres
 - in unsewered areas 2000 square metres (allowing capacity to split once and if sewerage becomes economic).

6. The minimum length of road frontage of each separate parcel of land shall be 20 metres except in the case of irregular shaped parcels of land in which cases the length of road frontage may be less than 20 metres. Provided that the width of each parcel of land at a point 9 metres from and parallel to the boundary of the land abutting the road shall be not less than 15 metres. These minimum frontage widths shall be doubled in respect of allotments required to have a minimum area of 2000 square metres.
7. Except in the case of a parcel of land having frontage to more than one road, excluding laneways, the depth of each parcel of land shall not be less than the length of the road frontage.
8. Each application for approval will be considered on its merits by Council in respect of the sites locality, relation to public convenience, services and the maintenance of environmental safeguards.
9. Adequate means of access shall be provided to each separate parcel of land, but shall not necessarily mean the provision of rear access to each separate parcel of land.
10. For new subdivisions Council requires the subdivider to form and construct streets adjoining the boundaries of the development site. Details of road pavement widths are laid down in Council's policy on same. All costs are to be borne by the subdivider.

Residential Flat Buildings - General

11. Residential flat buildings are prohibited from areas shown on the Development Control Plan being - future village extension areas, village commercial, and village industrial areas unless in conjunction with commercial or industrial development as caretaker's flat.
12. New residential flat buildings may be constructed in other parts of Coonamble township in accordance with the Residential Flat Code.
13. In any part of Coonamble township, dual occupancy or self-contained "granny flats" may be erected in association with new or existing dwellings if, after advertisement, Council is satisfied that there is no significant objection to the proposal from other land owners in the locality.

Aged persons housing

14. All applications for any form of aged persons or disabled housing will be advertised and considered by Council under the provisions of State Environmental Planning Policy No. 5 - "Housing for Aged or Disabled Persons". Council will not grant consent to any application if it considers the completed development cannot be safely integrated into surrounding land uses. In this regard Council will need to be satisfied there is no significant objection to the proposal from other land owners in the immediate locality.

Car parking

15. Land uses which Council may require the provision of car parking space are:
- Motels, flats: 1 - 1/2 car spaces per unit or dwelling;
 - Large retail establishments; and
 - Commercial and industrial establishments involving heavy vehicles.

Village residential sector (VR)

16. Preferred land uses single dwellings and residential flat buildings.
17. Development applications for other uses, even if they are attached to dwellings, are to be advertised as for flats, prior to Council's decision.

Building setbacks - residential sector

18. There is no building setback from laneways which are less than 6.0 metres wide and which provide rear access to allotments.
19. Preferred land uses are to be set back a minimum of 9 metres from State Highways and a minimum of 7.5 metres from other roads.
20. Other land uses are to be set back a minimum of 9 metres from all roads.

Village commercial sector (VC)

21. Preferred land uses: retail, office and other commercial uses.
22. Development applications for other uses, except dwellings, are to be advertised as for flats prior to Council's decision.

Building setbacks - commercial sector

23. There is no building setback from laneways which are less than 6.0 metres wide and which provide rear access to allotments.
24. Preferred land uses have no building setback requirements.

25. Other land uses are to be set back a minimum of 7.5 metres from

other roads.

General village sector (VG)

26. This sector is seen as a category between the residential and industrial/commercial sectors, light home based industries which provide minimal disturbance to neighbours will be considered.
27. Development applications for all uses, except dwellings, are to be advertised as for flats prior to Council's decision.

Building setbacks - general village sector

28. There is no building setback from laneways which are less than 6.0 metres.
29. All land uses are to be set back a minimum of 9 metres from State Highways and a minimum of 7.5 metres from other roads.

Industrial sector (VI)

30. Preferred land uses: industrial uses which are compatible with the surrounding existing land uses.
31. Development applications for other uses are to be advertised as for flats prior to Council's decision.

Building setbacks - industrial sector

32. There is no building setback from laneways which are less than 6.0 metres wide and which provide rear access to allotments.
33. Preferred land uses are to be set back a minimum of 9 metres from State Highways and a minimum of 7.5 metres from other roads.
Exception: Council may permit buildings or parts of buildings to be erected within not less than 6 metres of any road provided that such structures have a lower profile than surrounding development and are unlikely to detract from the general visual amenity of the locality or unlikely to reduce safety to motorists.
34. Other land uses are to be set back a minimum of 9 metres from all roads.

Future residential sector

35. Temporary large allotments may be created on land identified as future residential northwest of Coonamble township.

36. This land is designated within the Rural Small Holdings Zone (1(c)) and as such subdivision is permissible according to guidelines set

for this zone. It is required that such subdivision will conform with the provisional residential subdivision plan of the land at a later date. The provisional residential subdivision is the responsibility of the developer and must be to Council's satisfaction, particularly with regard to :

- (a) the setback of buildings from provisional future residential allotment boundaries;
- (b) points of access to be provided to the temporary large allotments;
- (c) the future provision of engineering services; and
- (d) the proposed location of public recreation areas.

Maximum building height

37. In all village residential zones buildings shall not exceed two storeys in height or 6 metres measured from finished floor level to the underside of ceiling linings.
