

1. SOUTH VACY VILLAGE

1.1 APPLICATION

This plan applies to land described as Lots 1 & 2 DP 15187, Lot 8 DP 1009184 and Lot 2 DP 665018 Gresford Road, Vacy.

1.2. AIM AND OBJECTIVES OF THE PLAN

The aims of the Development Control Plan are:

- (a) to ensure development occurs in an orderly manner and in accordance with sound planning principles.
- (b) to provide safe vehicular, cycle and pedestrian routes.
- (c) to ensure that each new rural residential allotment has a flood free dwelling site and access.
- (d) to ensure that the road and access network provides safe access for emergency and other vehicles, and exit routes during bushfire events.
- (e) ensure that development occurs in a manner that achieves and satisfies the requirements of "Planning for Bushfire Protection".
- (f) to incorporate environmentally sustainable subdivision design principles, and
- (g) ensure building envelopes are appropriate given the size and shape of the allotments and the characteristics of the landscape.

1.3. ROAD PATTERN

- (a) Future subdivisions are to demonstrate a road layout generally in the position shown on the DCP map. Where it is proposed to substantially deviate from the location shown, justification supporting the change, based upon detailed site survey, is to be submitted to Council for consideration.
- (b) Roads are to be provided by the Developer in such a manner as to ensure the objectives of this development Control Plan are achieved.

1.4 DESIGN CRITERIA – (MINIMUM REQUIREMENTS)

- (a) Roads must be 6.5m bitumen seal with 1m gravel shoulders on each side to enable vehicles to pass in opposite directions.
- (b) The capacity of sealed roads, bridges & culverts must be sufficient to carry a fully loaded fire fighting vehicle (approximately 28 tonnes or 9 tonnes per axle). Emergency paths must have a design capacity of 14 tonnes or 4.5 tonnes per axle. Culverts and creek crossings to nominate load rating.
- (c) Curves must have a minimum 6m inner radius.

- (d) The minimum distance between inner and outer curves should be 6m.
- (e) Roads must be clearly signposted and buildings clearly numbered.

1.5 DEVELOPMENT

All development within this nominated area must satisfy the provisions of the NSW Planning for Bushfire Protection 2001 including provisions of asset protection zone, water supply, building construction and access standards.

1.6 PEDESTRIAN/CYCLE AND EMERGENCY ACCESS

- (a) An access path, 6 metres wide and dedicated to Council is to be provided between the end of the two proposed cul-de-sacs and Gresford Road. This access is to be constructed as a gravel road 6m wide capable of supporting a 14 tonne bushfire fighting vehicle including a 1m wide road shoulders in accordance with the requirements of "Planning for Bushfire 2001".
- (b) A common access point to lots fronting Gresford Road is to be provided to those lots adjoining the pathways at the location where the pathway joins Gresford Road with the first 20 metres of the pathway to be sealed. This section is to provide the principle vehicle access to these lots.
- (c) Upon completion of the adjoining cul-de-sacs, bollards will be erected at either end of the unsealed access path to restrict vehicle movement but still allow pedestrian and cycle movement.
- (d) The bollards blocking access are to be locked with Rural Fire Service compatible padlocks.

1.7 ACCESS TO LOT 2 DP665018

- (a) The proponent of the subdivision of Lot 8 DP 1009184 is to provide an allotment of land 20m in width to Council generally in the location shown on the DCP Map (labelled A) which is approximately 190m in length, at no cost to the Council.
- (b) The proponent of the subdivision of Lot 2 DP 665018 will be required, as a condition of development consent, to construct a road to Council's standards (as provided for in this DCP) so as to provide access to the subject created allotments, at no cost to the Council, over that parcel of land identified in 9(a) above.

1.8 BUILDING ENVELOPES AND SETBACKS

Applications for subdivision of land require the identification of building envelopes which shall comply with the following minimum criteria:

- a) 60 metre setback from Gresford Road
- b) 30 metre setback from all other roads
- c) 25 metre setback from an internal property boundary

- d) 40 metre setback from a watercourse, and
- e) have a minimum area of 2500m².

1.9 LANDSCAPING

Subdividers shall re-establish flora corridors throughout the subdivision. The corridors shall consist of two components, a five (5) metre wide strip inside all resulting lots adjacent to road reserves and access paths, and the unformed portion of road reserves. The corridors within the road reserve shall be constructed to comply with road clear zone requirements and minimising maintenance costs for Council, particular attention is to be focused upon stormwater management and sediment control. Landscaping plans shall be submitted to Council for approval.

