



Contents

1	INTRODUCTION	1
2	LAND TO WHICH THIS PLAN APPLIES	1
3	AIMS AND OBJECTIVES	2
4	DEVELOPMENT CONTROLS	2
4.1	Subdivision	2
4.2	Floodplain Management	3
4.3	Residential Development	3
4.4	Services	3
4.5	Landscaping	4

Figures

Figure 1: Land to which this Precinct Plan applies	1
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1 INTRODUCTION

1. The Mount Keira Precinct Plan is included in Part D of the DCP. Part A of the DCP contains the Introduction. Part B in the DCP provides land use based controls including controls for residential subdivision, residential development and development in the Illawarra Escarpment. Part C of the DCP provides city wide controls for specific land uses. Part E of the DCP contains city wide planning / environmental assessment control chapters which may apply to certain lands in this precinct.
2. In the event that the provisions contained in this precinct plan are inconsistent with the provisions of any other part of the DCP, the provisions of this precinct plan shall prevail to the extent of the inconsistency.

2 LAND TO WHICH THIS PLAN APPLIES

3. This Precinct Plan applies to Lot 2 DP 206753 and Lots 31 and 34 DP 939374 off Valley Drive, Mount Keira and Lots 18 to 21 DP 939374 and unnumbered lot off O'Briens Road, Mount Keira, as depicted in Figure 1 below.

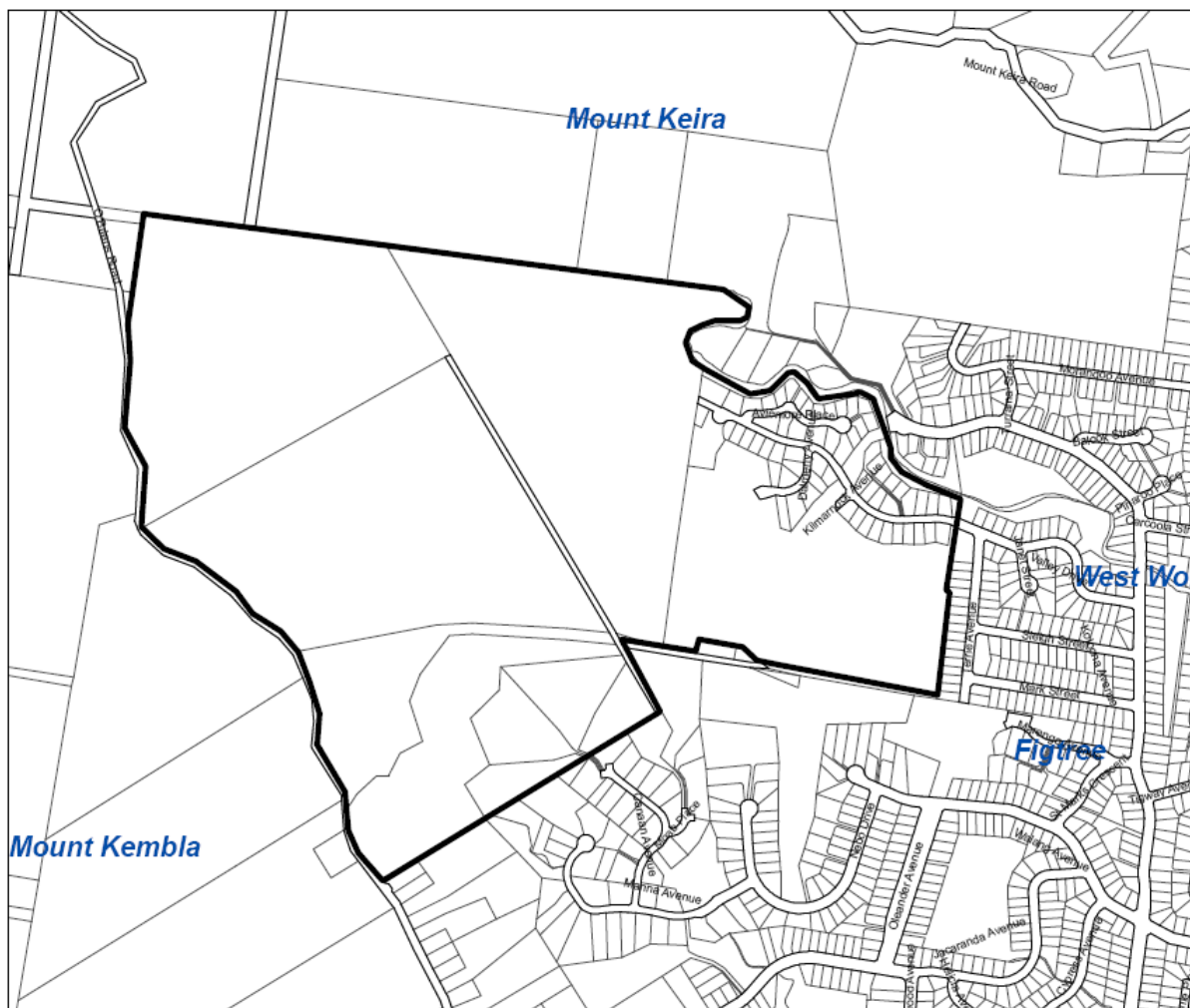


Figure 1: Land to which this Precinct Plan applies

3 AIMS AND OBJECTIVES

1. The key aims and objectives of this precinct plan are:
 - (a) To adopt certain development standards and environmental safeguards to facilitate the control of development on land to which this plan applies;
 - (b) To restore and safeguard indigenous vegetation cover to those parts of the landscape which have been disturbed previously by human settlement;
 - (c) To reduce the risk to life and property which may be affected by natural environmental hazards; and
 - (d) To protect and improve the scenic and environmental quality of the area.

4 DEVELOPMENT CONTROLS

4.1 Subdivision

- (a) The road layout identified in the original subdivision plan shall be deemed as the required road layout for subdivisions within the precinct.
- (b) The land owner/developer is required to submit to Council with the Development Application a plan showing the ultimate subdivision layout for the site, including the size and shape of all proposed allotments in relation to the subdivision road layout.
- (c) The land owner/developer, in preparing the design of all access roads within the subdivision layout, is to have regard to the principles and guidelines contained in *"The Streets Where We Live"*, published by the Land Commission of New South Wales, in 1984.
- (d) To ensure a range of small rural allotment sizes, and as they will all be fully serviced and not necessarily used for agricultural purposes, there is to be no minimum allotment size for rural allotments within the subdivision layout.
- (e) All allotments created within the subdivision layout are to have frontage to a dedicated public road.
- (f) At subdivision stage of Lots 31 and 34 DP 939374 and Lot 2 DP 206753 off Valley Drive, Mount Keira the following provisions shall apply to the land identified on the map:
 - (i) Lot 21 DP 939374 O'Briens Road, Mount Keira - development consent in accordance with D85/619 or any subsequent approval of a similar nature for the erection of one (1) dwelling-house;
 - (ii) Lot 20 and Part Lot 19 DP 939374 O'Briens Road, Mount Keira - to be consolidated with one of the rural small lots within the main 'Porters Farm' subdivision;
 - (iii) Part lot 19 and Part Lot 18 DP 939374, Part unnumbered Lot O'Briens Road and Part Lot 31 and 34 DP 939374 and Part Lot 2 DP 206753 off Valley Drive, Mount Keira - dedicated to Council as Public Open Space;
 - (iv) Part Lot 18 and Part Lot 19 DP 939374 and Part unnumbered Lot O'Briens Road, Mount Keira - development consent in accordance with D85/619 or any subsequent approval of a similar nature for the erection of one (1) dwelling-house.

4.2 Floodplain Management

1. The land owner/developer is required to submit a detailed hydrological survey in accordance with the requirements of Council's Floodplain Management chapter in Part E of the DCP to determine the appropriate design of the residential subdivision and to ensure that in any design no increase in flooding will occur downstream.

4.3 Residential Development

- a) Only one (1) dwelling-house or dwelling may be erected on each lot created within the area zoned E3 Environmental Management.
- b) All dwellings and ancillary buildings shall be contained within the areas identified as "Suitable Building Land" (Areas A, B, C, D, E and F) identified on the map.

In exceptional circumstances, variations to this requirement may be granted when the proposal:

- i) Is supported by a detailed geotechnical report prepared by a suitably qualified geotechnical engineer and can demonstrate that "the building will tolerate movement of the site so as not to suffer significant damage during its normal life" or "the proposed building area is currently stable and will remain stable in the long term";
 - ii) Does not intrude into the hillscape;
 - iii) Maintains coherence with the urban area; and
 - iv) Does not conflict with other clauses within this development control plan.
- c) As the limit of supply of the existing Mount Keira water supply system is to 100 metres (AHD) ground level, the erection of dwellings or any other building shall be consistent with the water supply limitation of 100 metres AHD.
 - d) The advisory standards for the design and location of buildings embodied in this Development Control Plan are to be applied to all development within the subdivision.
 - e) As the steep sloping southern ridge (which approximates the southern boundary of the Study area) and parts of its lower slopes are visible from certain public places below, no dwellings or other buildings shall exceed an under-eave height of 100 metres (AHD), thereby maintaining the scenic quality of the area.
 - f) In order to retain the rural landscape character of a substantial portion of the Study area and so as not to impinge on the scenic quality of the site when viewed from above and below, all property boundary fences for the proposed rural small holdings allotments are to be of post and wire construction and not more than 1.5 metres in height.
 - g) The construction of any dwelling or ancillary dwelling outside the area designated as "suitable building land" shall be designed and constructed with materials of suitable colour and texture to be in keeping with a Rural Environment.
 - h) Exceptions to these requirements may be granted where the applicant is able to show that acceptable and effective fuel load management practices have been undertaken along the boundaries and/or on adjoining properties.
 - i) To minimise the fire hazard caused by flying burning embers, all new dwellings and ancillary buildings and any proposed extensions to these buildings are to be fitted with boxed or sealed eaves and guttering.

4.4 Services

1. In order to retain the rural landscape character of a substantial portion of the subject site and so as not to impinge on the scenic quality of the site when viewed from above and below, all public utility services to the proposed subdivision are to be underground.

4.5 Landscaping

- (a) A landscape buffer zone shall be provided for the full length of Byarong Creek at a width satisfactory to Council. Such buffer zone shall include a hard standing pathway of materials satisfactory to Council to facilitate public access to the escarpment.
- (b) The possibility of providing a right-of-footway shall be investigated to facilitate foot movement by the public from Byarong Creek to Mount Nebo public recreation area.
- (c) In the event of a footway being created, the subdivider shall be required to identify the track by use of suitable peg markers and provide stiles in order to cross fence lines where applicable.