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Part C Cranebrook Rural Residential Development

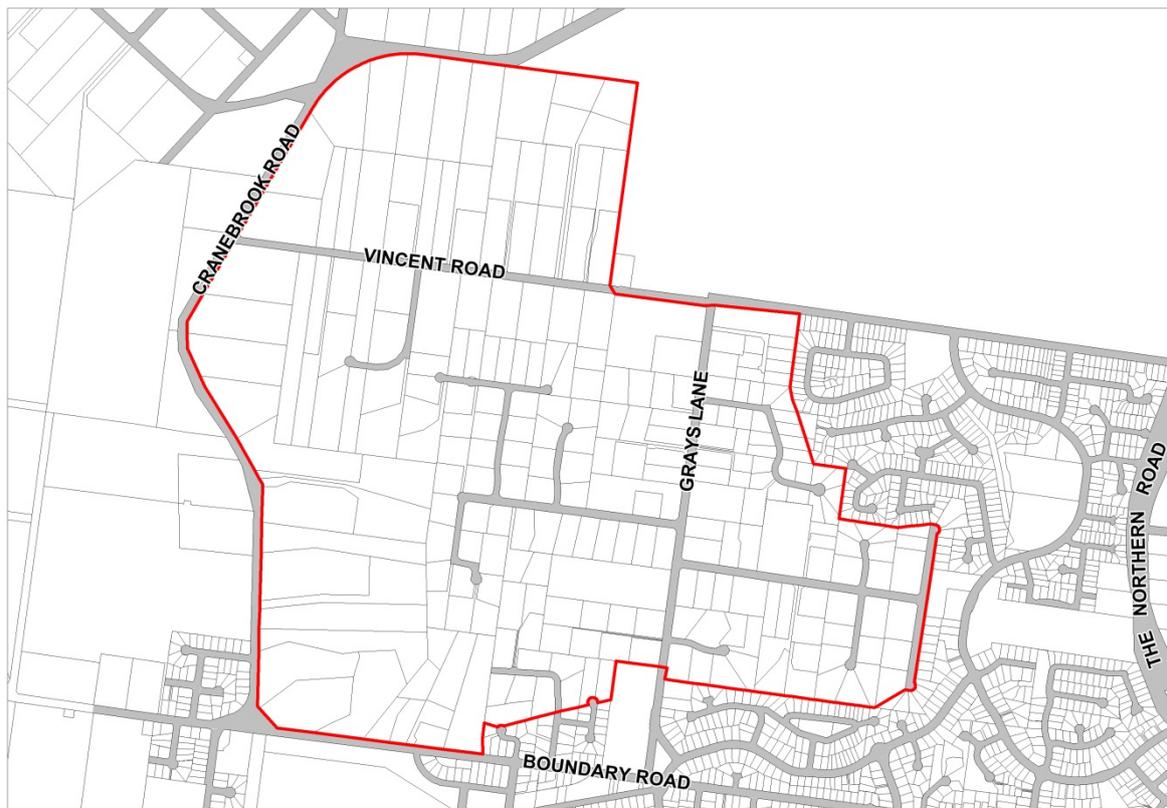
3.4 Cranebrook Rural Residential Development

3.4.1 Introduction

3.4.1.1 Land to which this Part Applies

This section applies to land located in the vicinity of Cranebrook Road, Boundary Road and Vincent Road, Cranebrook as shown in Figure E3.19 below.

Figure E3.19: Land to which this Part applies



3.4.1.2 General Objectives

- a) To maintain a flexible, objectives-based approach to future detailed planning and development in the area;
- b) To recognise and respect the environmental quality, rural character and existing lifestyle characteristics of the area, whilst enabling further development opportunities; and
- c) To encourage development in a manner that assists the establishment of a community with its own identity, which is integrated with its surroundings;

Further detailed objectives are provided for specific aspects of development.

3.4.2 Specific Objectives and Policies

3.4.2.1 Access and Roads

Rural residential development in Cranebrook will necessitate the construction of new roads, and result in an increase in traffic using existing roads.

A. Objectives

- a) To preserve the rural character and streetscape of existing roads in the area;
- b) To encourage a standard of road design for new roads which:
 - i) Complements the rural character and streetscape of existing roads in the area; and
 - ii) Reflects the function of the road.
- c) To minimise encroachment of urban area traffic, and particularly to the denial of through-vehicular access from the residential release area to Linden Crescent;
- d) To encourage the provision of internal roads;
- e) To make provision for upgrading existing roads;
- f) To encourage the shared use of roads and road reserves by pedestrians and cyclists;
- g) To encourage identity for the rural community
- h) To enhance opportunities for further subdivision if required in the future; and
- i) To encourage direct road access and the minimisation of battle-axe lots; as found in traditional rural subdivision and development.

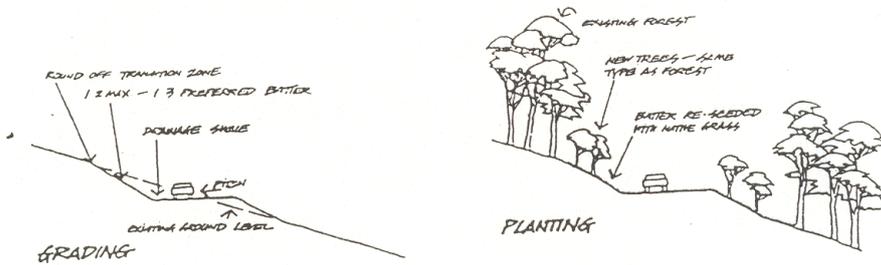
B. Controls

- 1) The road reservation requirements in this Section override those outlined in the Transport, Access and Parking section of this Plan where they are inconsistent.
- 2) All new roads and access ways are to be constructed to the following requirements:
 - a) Road reservation – 20m;
 - b) Road construction – 6m centre seal, to be constructed in accordance with Council's standard for rural roads;
 - c) Grass table drains to be provided in all circumstances, except for steep areas where concrete drainage will be required;
 - d) One way cross falls may be considered in appropriate circumstances; and
 - e) Battle axe access – 20m, to provide for road reservation potential with 3m sealed driveway.
- 3) Council may agree to a narrower road reservation where the Developer can satisfactorily demonstrate that:
 - a) The objectives of the Local Environmental Plan and this DCP can still be achieved;
 - b) All services can be adequately accommodated within the road reservation, together with landscaping;
 - c) Rural style fencing is provided; and
 - d) The engineering requirements can be satisfied.

- 4) All roads and accessways should complement the rural character and streetscape of the existing streets in the area;
- 5) A low density of development is maintained along the Vincent Street frontage;
- 6) No through vehicular access shall be permitted between the Cranebrook residential release and Linden Crescent;
- 7) On-street parking is discouraged. Parking demand from new development should be accommodated on-site;
- 8) All new roads should be designed for low traffic volumes. Road reservation treatments should provide for safe access by pedestrians and cyclists;
- 9) A programme of landscaping and street planting will be undertaken along;
 - a) Existing roads; and
 - b) Proposed roads.
- 10) Landscaped threshold treatment should be given at the entrance to all new roads;
- 11) All access roads and driveways should follow the natural contours where possible;
- 12) Existing sealed roads in the area may need to be upgraded in some areas to satisfy the likely traffic increases. This may be achieved by:
 - a) Section 94 contributions, where the total cost of significant works is divided proportionately by the number of new lots to be created; or
 - b) Conditions of development consent, where each subdivision provides for specialised work adjacent to their property.
- 13) The following figures (Figures E3.21 – E3.26) show some road concepts, access layout and landscaping.
- 14) In general, subdivision should provide public road frontage to new lots. Battle-axe frontage for new lots is discouraged.

Figure E3.20: Roadside Treatment and Layout on Slope

ROADSIDE TREATMENT



ROAD LAYOUT ON SLOPE

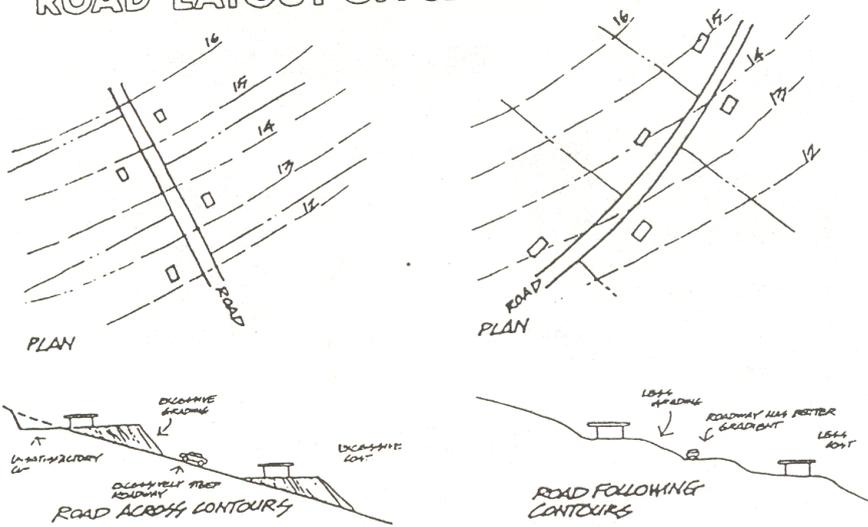
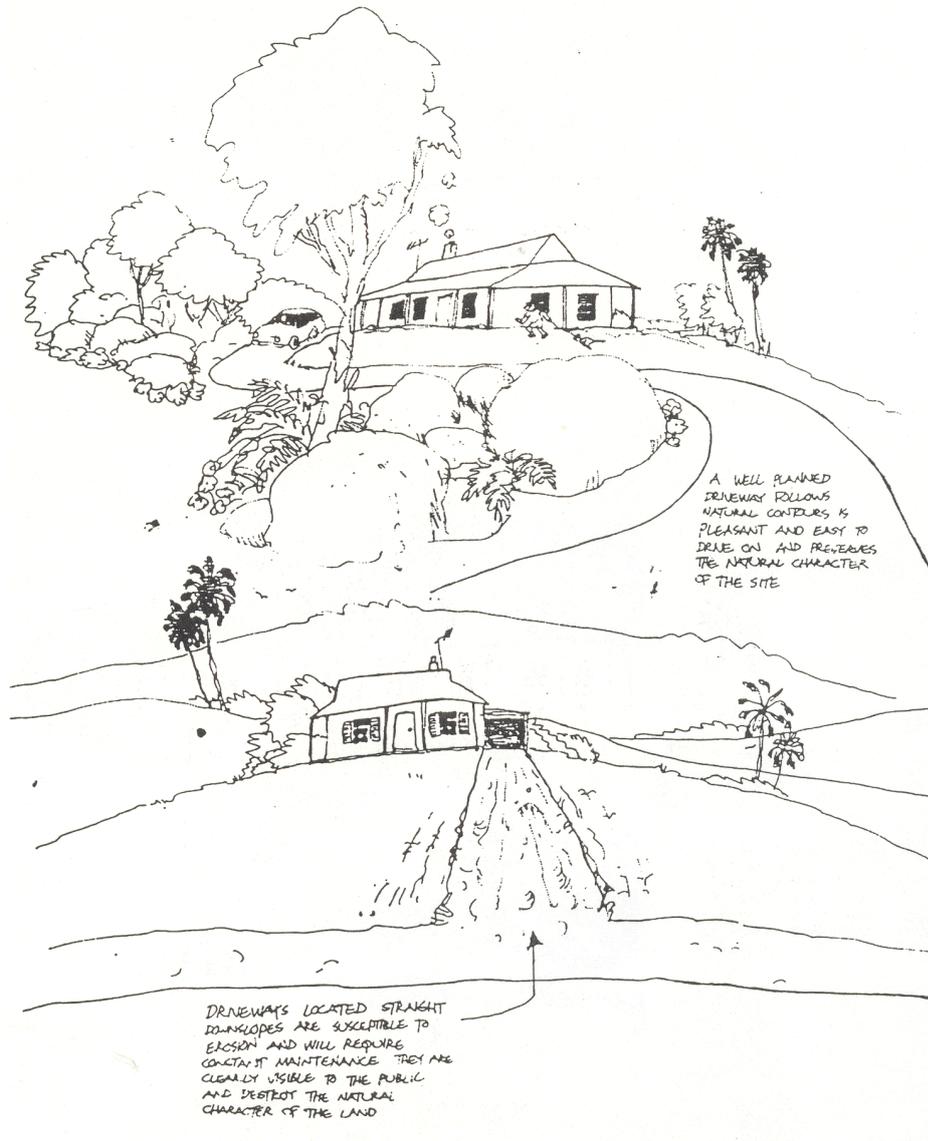
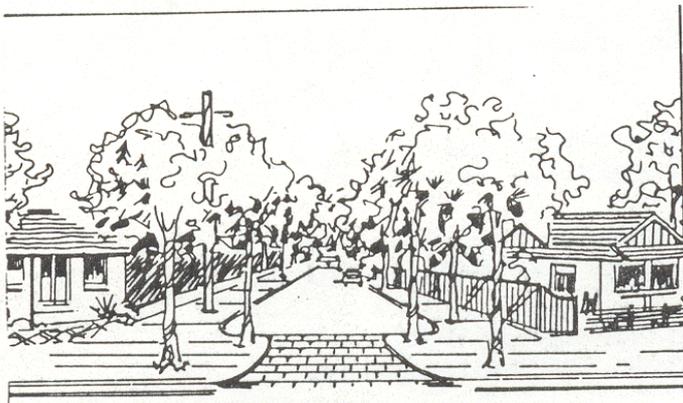
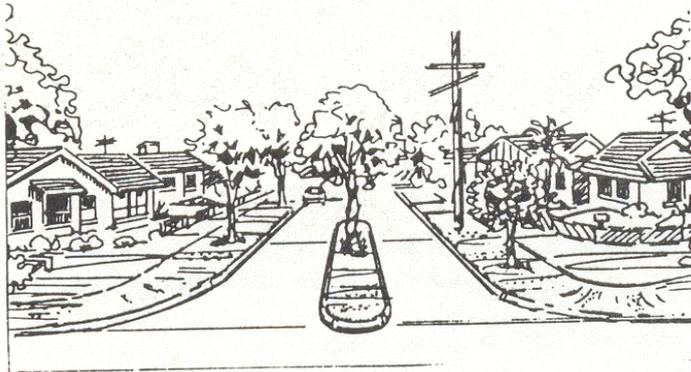
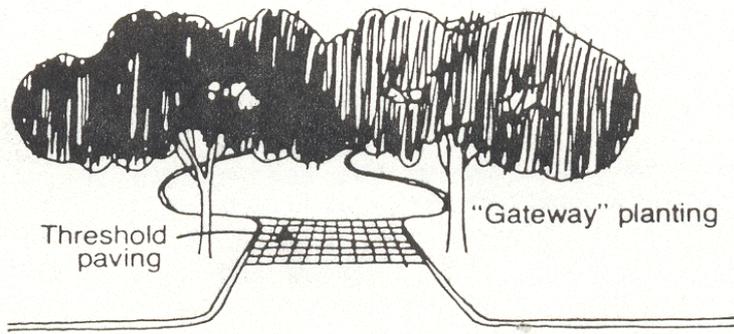


Figure E3.21: Example of access layout and landscaping (1)



E3.22: Example of access layout and landscaping (2)



3.4.2.2 Subdivision and Layout

The minimum lot sizes in Cranebrook are to be in accordance with the LEP. The following provisions provide additional objectives and controls for subdivision in the Cranebrook rural area.

A. Objectives

- a) To ensure that any subdivision, or likely subsequent development, achieves a scheme that recognises and maximises the opportunities offered by the physical attributes and rural character of the area.
- b) To encourage direct road access and the minimisation of battle-axe lots, as found in traditional rural subdivision and development.
- c) To achieve adequate protection of valuable items of heritage significance.
- d) To provide a gradual transition of density controls between the Cranebrook urban and rural areas, running generally east to west.
- e) To enhance opportunities for further subdivision if required in the future.

B. Controls

- 1) Development applications for subdivision should ensure that any subdivision or other development:
 - a) Complements the natural features of slope, aspect and elevation of the land;
 - b) Maintains the strong landscape presence along the ridgelines;
 - c) Maintains the rural character and visual quality of the area;
 - d) Retains and enhances the existing vegetation and natural drainage courses;
 - e) Minimises the effects of intrusive elements in the landscape (e.g. overhead utilities);
 - f) Maximises in lot design valuable opportunities for sunlight and views;
 - g) Retain existing dams wherever possible.
- 2) In general, subdivision should provide public road frontage to new lots;
- 3) Battle-axe frontage for new lots is discouraged.
- 4) Subdivided lots of a simple shape will be encouraged, with boundaries responsive to physical features. Applicants should refer to Figure E11.8 on the following page for examples. Awkward irregular lots and long thin lots will be discouraged. A maximum depth to width ratio of 1:4 is generally to be applied.
- 5) In that land within the E4 Environmental Living zone where there is discretion for further subdivision, applications for subdivision should also;
 - a) Nominate future dwelling locations (Once approved, future dwelling locations will be identified by means of a restriction on the property title.); and
 - b) Address the impact on existing vegetation and landscape and provide supporting landscape proposals.
- 6) All subdivision in the vicinity of an item of Environmental Heritage shall maintain a suitable curtilage.

3.4.2.3 Built Structures

A. Objectives

- a) To ensure that all improvements are complementary to the natural features such as landscape, ridgelines, topography.
- b) To ensure that all development achieves a scheme that recognises and maximises the opportunities offered by the rural character and physical attributes of the area.
- c) To encourage consideration of all the rural components of development such as fencing, outbuildings, driveways and landscaping, in the design of proposed development.

B. Controls

- 1) All development for dwellings, outbuildings, and other buildings should:
 - a) Complement the natural features of slope, aspect and elevation of the land;
 - b) Maintain the strong landscape presence along the ridgelines;
 - c) Maintain the rural character and visual quality of the area;
 - d) Retain and enhance the existing vegetation and natural drainage courses;
 - e) Minimise the effects of intrusive elements in the landscape (e.g. overhead utilities).
- 2) All development for residential purposes should maximise opportunities for sunlight and consider the effect of the development on adjoining properties.
- 3) All built structures should be designed to complement and enhance the rural environment. This includes consideration of the:
 - a) Height
 - b) Location
 - c) Setback
 - d) Shape
 - e) Building materials
 - f) External features of all proposed buildings.
- 4) Increased development along ridgelines is discouraged.
- 5) Landscape plans will be required with development applications for built structures.
- 6) Boundary fencing should be of an open, rural character, in line with that normally found in rural areas. No objections are raised to internal courtyard fencing, or entry fencing provided such fencing is sensitive to the rural environment.

Figure E3.23: Design Approaches to the Site

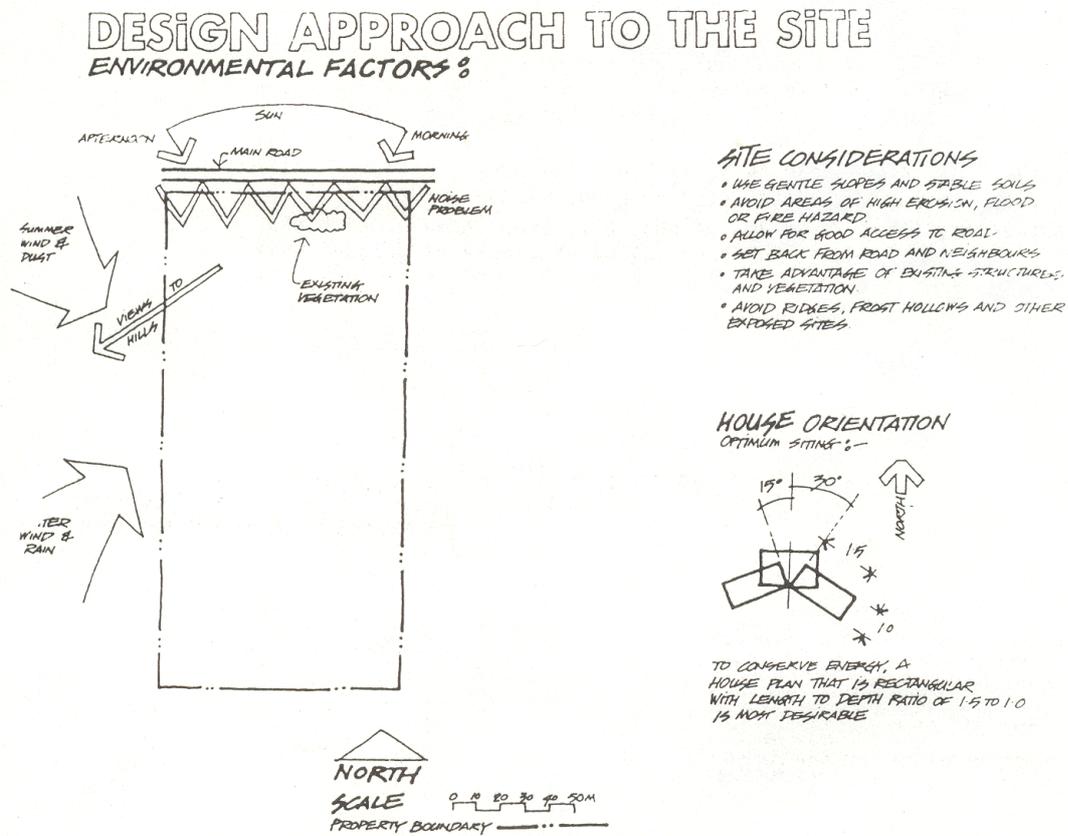
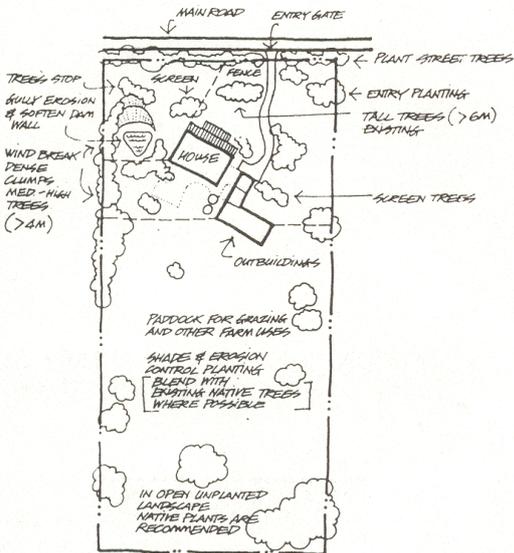


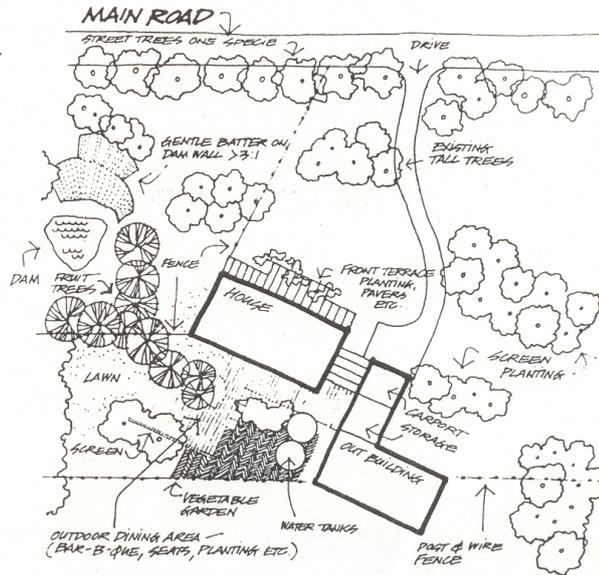
Figure E3.24: Example of a Design Approach

AN EXAMPLE OF A DESIGN APPROACH:

TREE PLANTING



HOUSE LANDSCAPING



TO AVOID CHAOTIC AND INAPPROPRIATE PLANTING BLEND NEW PLANTING WITH EXISTING AND LIMIT THE NUMBER OF SPECIES USED



Figure E3.25: Example of design approach on slope

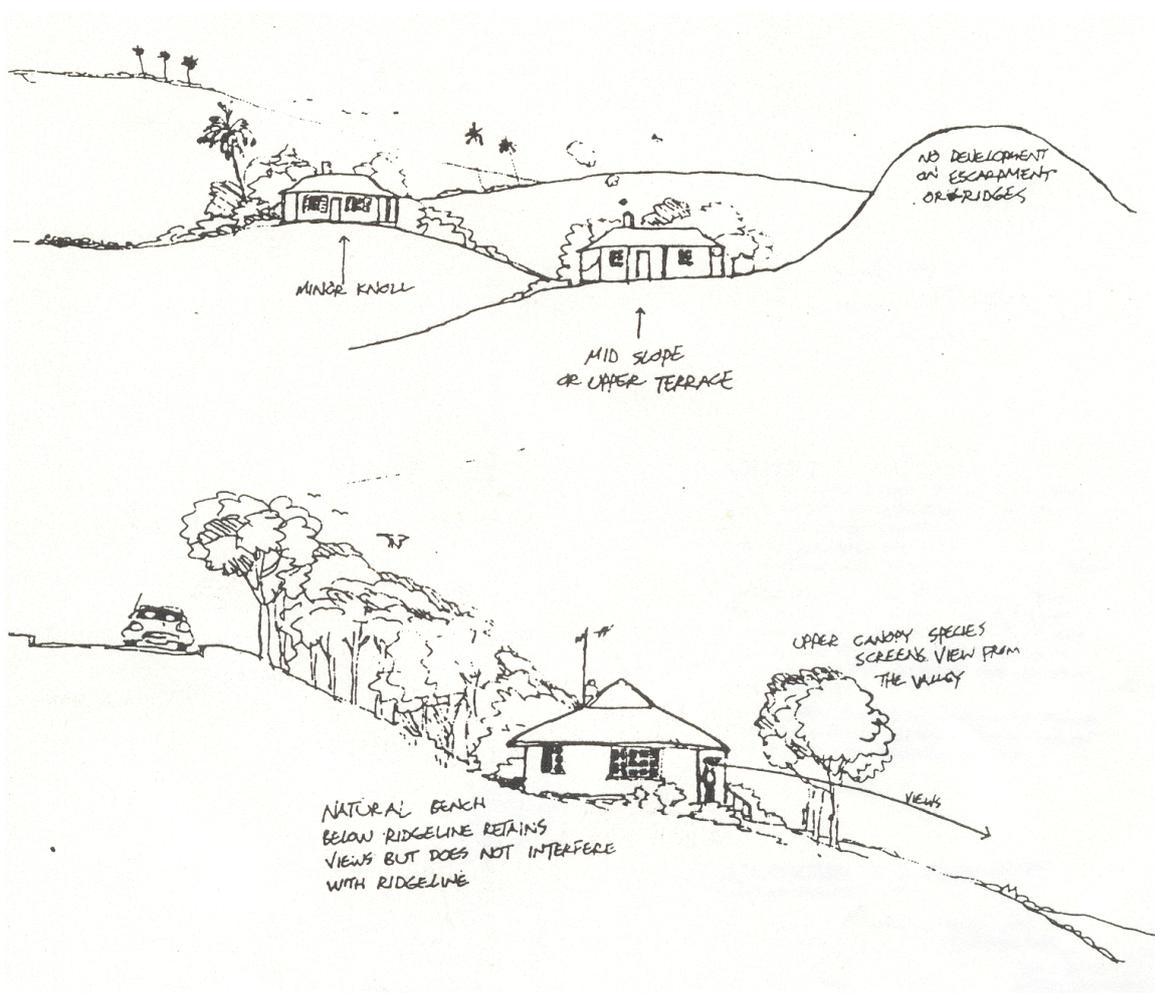
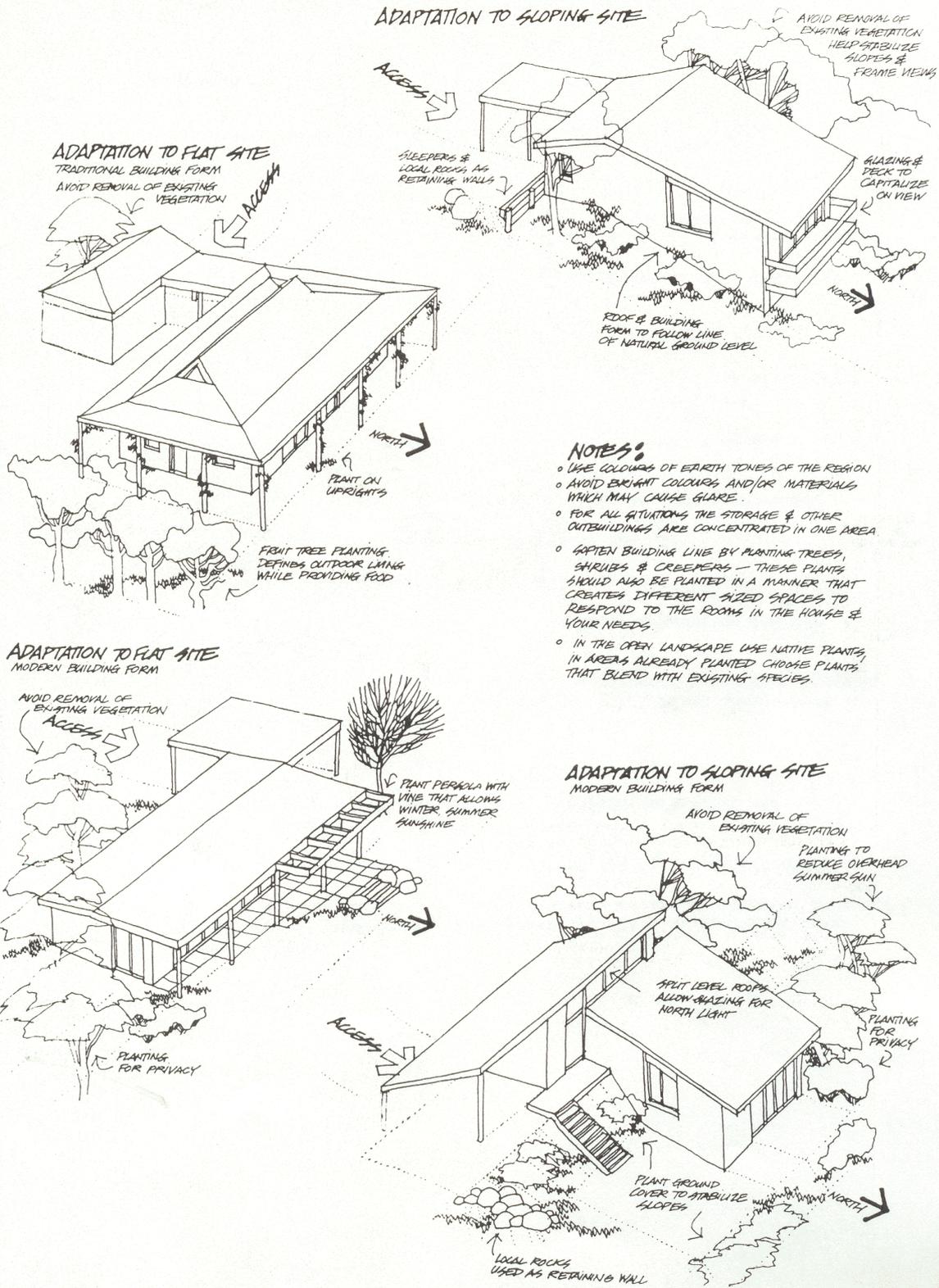


Figure E3.26: Landform and Architecture

LANDFORM & ARCHITECTURE



3.4.2.4 Landscape

A. Objectives

- a) To retain and enhance the existing landscape, and where disruption is necessary, to minimise the impact of that disruption; and
- b) To identify areas of particular landscape value requiring specialised treatment.

B. Controls

- 1) Existing vegetation should be retained wherever practicable, particularly significant groups of natural vegetation;
- 2) Where vegetation must be removed, additional planting of native species may be required;
- 3) Existing vegetation should be preserved and reinforced;
 - a) Along important ridgelines; and
 - b) In the vicinity of natural drainage lines.
- 4) Plans of landscaping will be generally required for all development applications;
- 5) In that land within the E4 Environmental Living zone where there is discretion for further residential development it will be necessary to:
 - a) Nominate future dwelling locations;
 - b) Address the impact of existing vegetation and landscape; and
 - c) Provide alternative supporting landscaping proposals.
- 6) The removal of trees shall be in accordance with the Vegetation Management Section.

3.4.2.5 Community Facilities

A. Objectives

- a) To provide for the reasonable demand for community facilities and playing fields created by future residents; and
- b) To encourage social integration with adjacent residential areas by shared use, and contribution towards the development of community facilities and playing fields.

B. Controls

- 1) To assess and monitor community needs for the area;
- 2) To provide details on the provision of community facilities and playing fields for the use of residents; and
- 3) To require contribution towards community facilities and playing fields in accordance with the assessed needs with any new development.

3.4.2.6 Services

A. Objective

- a) To ensure the provision of suitable services to the area in a manner that is cost effective and complementary to the overall objectives for the area.

3.4.2.6.1 Water Supply/Effluent Disposal

A. Controls

- 1) Prior to the issue of development consent on any land, satisfactory arrangements must be made with Sydney Water and Council (within their respective areas of responsibility) for:
 - a) Amplification and reticulation of water services to the land to which the application relates (unless Sydney Water certifies that the carrying out of development in accordance with that consent will not require the making of any such arrangement);
 - b) Amplification and reticulation of sewerage services in the case of development creating lots less than 4,000m² in area;
 - c) On-site disposal of effluent for development not requiring sewerage reticulation. Landowners are encouraged to install aerated disposal systems to minimise environmental impact.

3.4.2.6.2 Drainage

A. Objectives

- a) To preserve and upgrade the existing drainage system, and to minimise major engineering works; and
- b) To maintain the quality of stormwater discharge into the downstream drainage system.

B. Controls

- 1) The existing drainage system is to be retained;
- 2) Engineered drainage channels are to be provided only in exceptional circumstances;
- 3) Grass-swale drainage is to be provided, except in steeper areas where concrete lined inverts may be necessary;
- 4) All development should minimise runoff and related pollution, particularly in the vicinity of natural drainage lines;
- 5) A monetary contribution will be required to upgrade road drainage. This contribution will be imposed under Section 94 of the Environmental Planning and Assessment Act; and
- 6) Dams should be retained wherever possible.

3.4.3 Maps

The following maps illustrate the road layouts of Cranebrook, as well as the various amendments to the DCP which apply to the subject land.

Figure E3.27: Road Layouts in Cranebrook

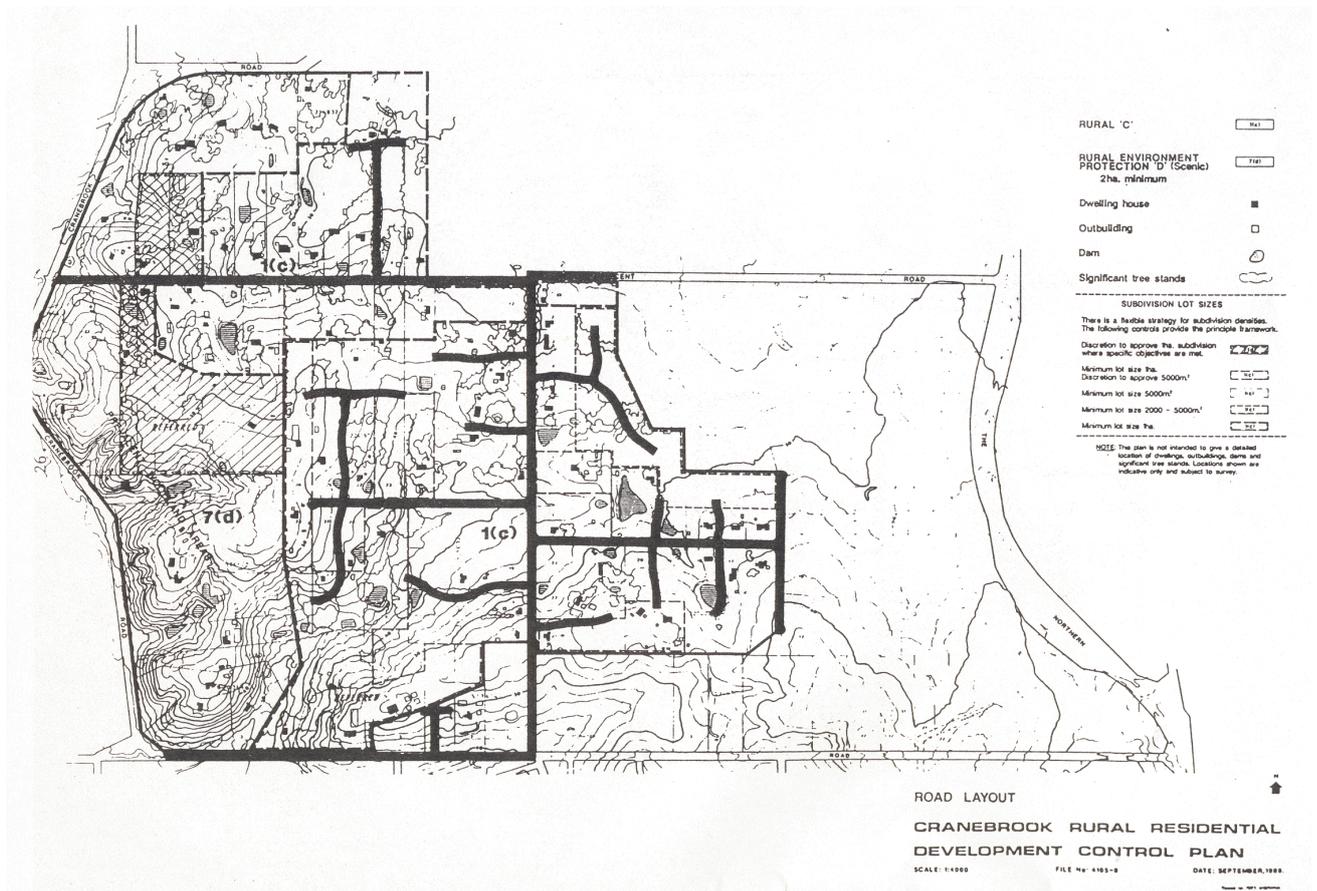


Figure E3.28: Amendment to DCP (1)

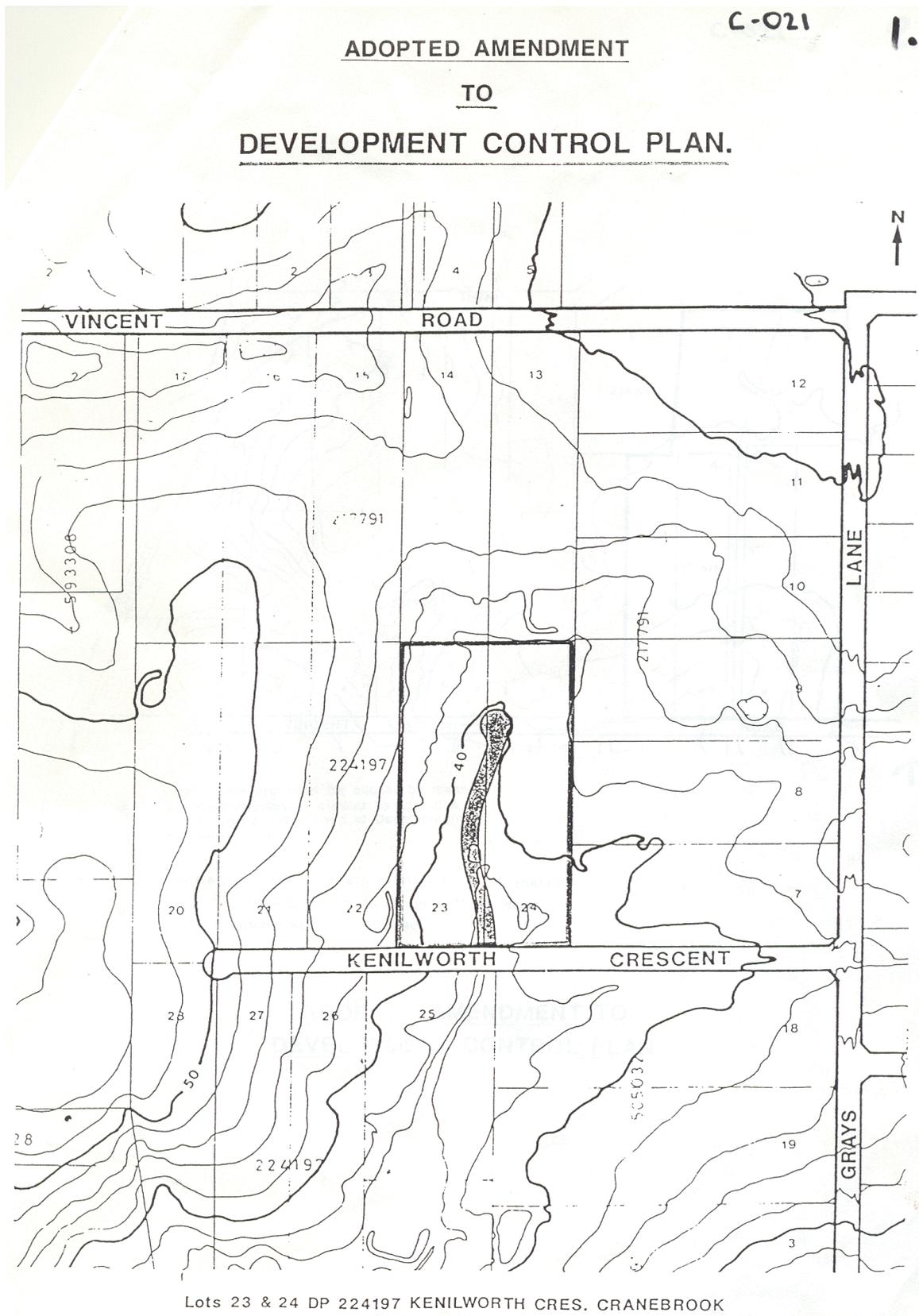


Figure E3.29: Amendment to DCP (2)

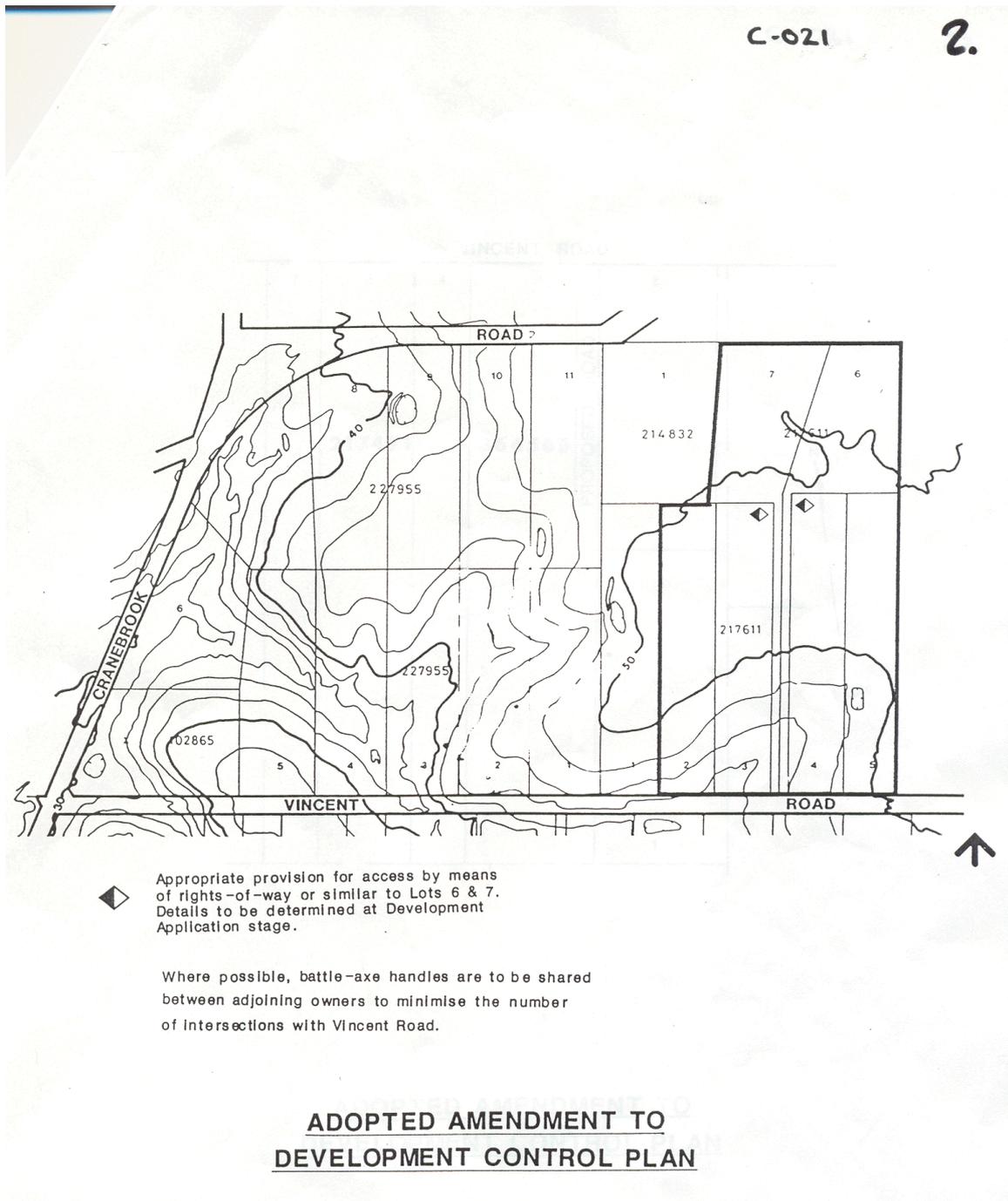


Figure E3.30: Amendment to DCP (3)

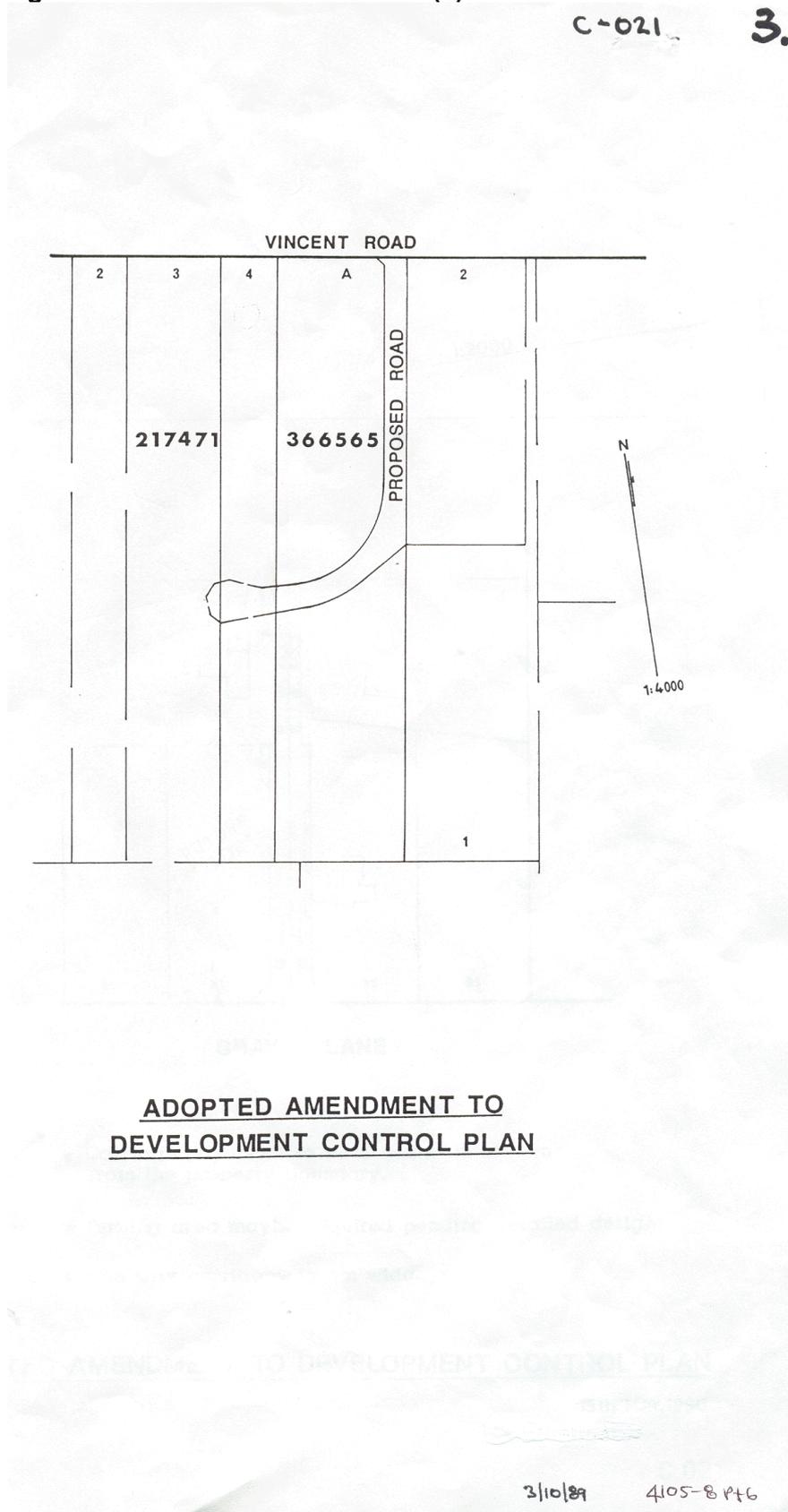


Figure E3.31: Amendment to DCP (4)

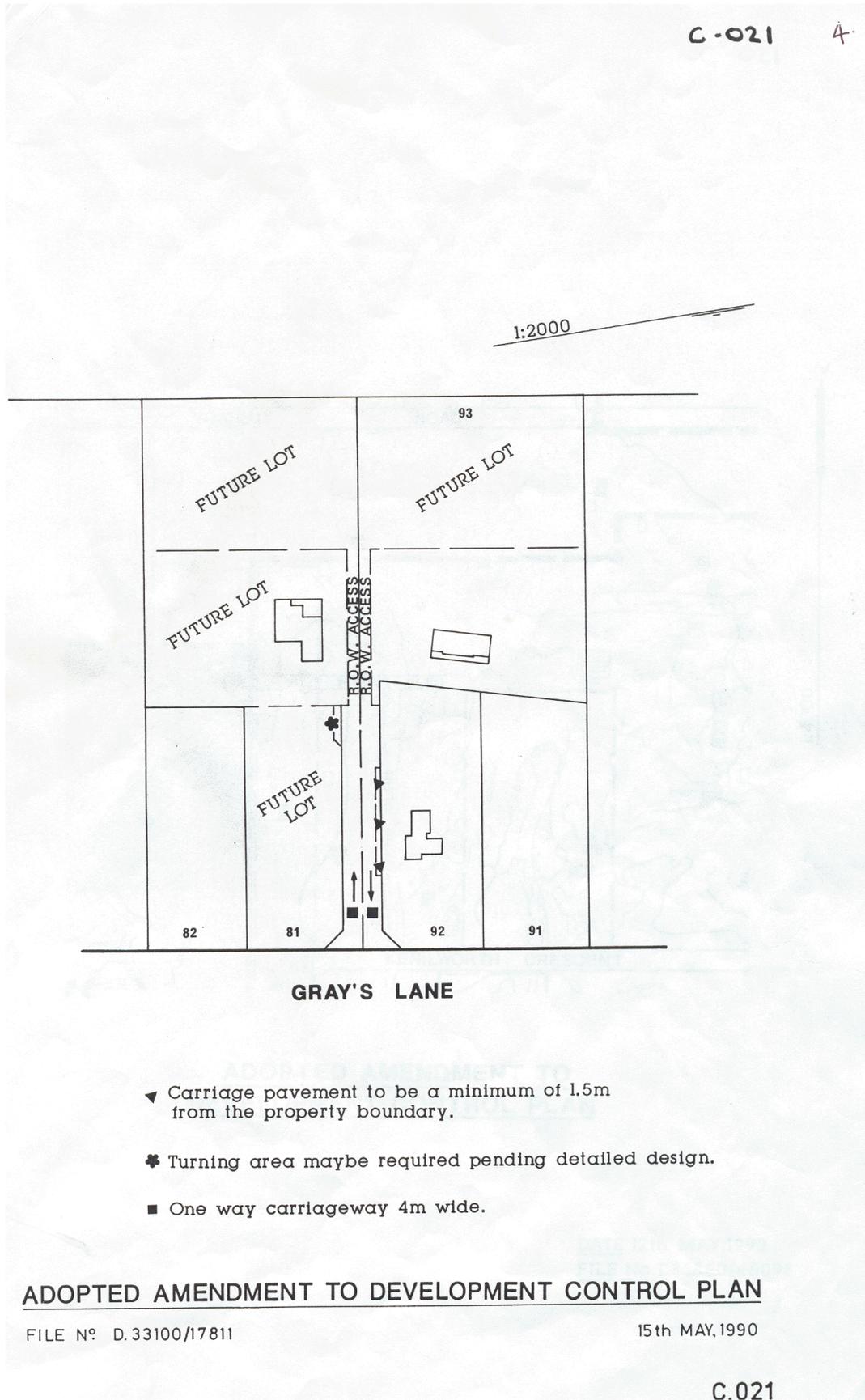
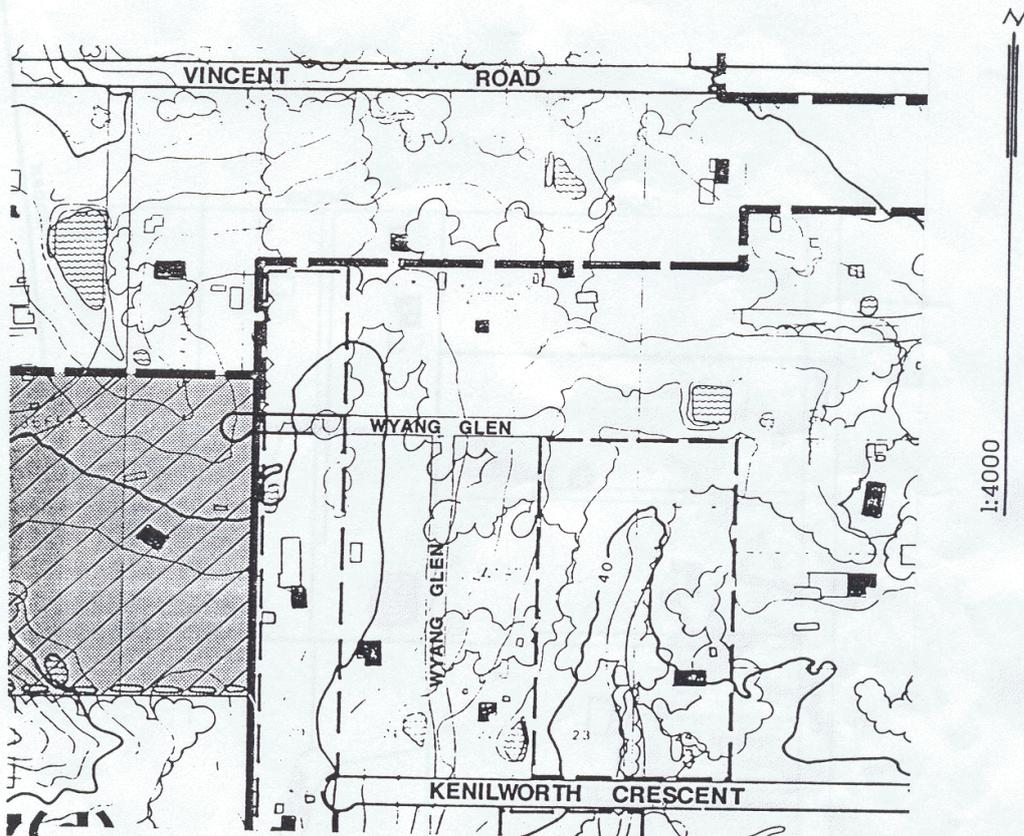


Figure E3.32: Amendment to DCP (5)

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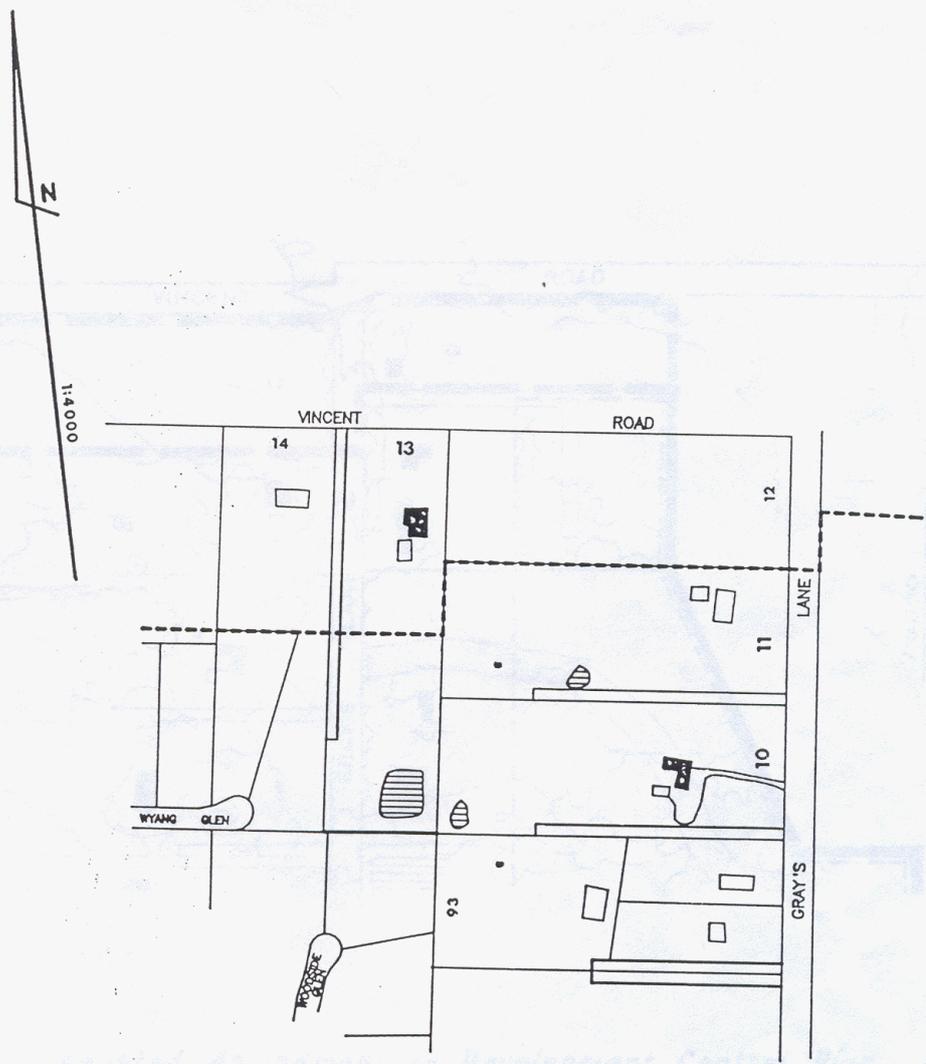


**ADOPTED AMENDMENT TO
DEVELOPMENT CONTROL PLAN**

DATE 12th MAY,1992
FILE No.D82850/45098

Figure E3.33: Amendment to DCP (6)

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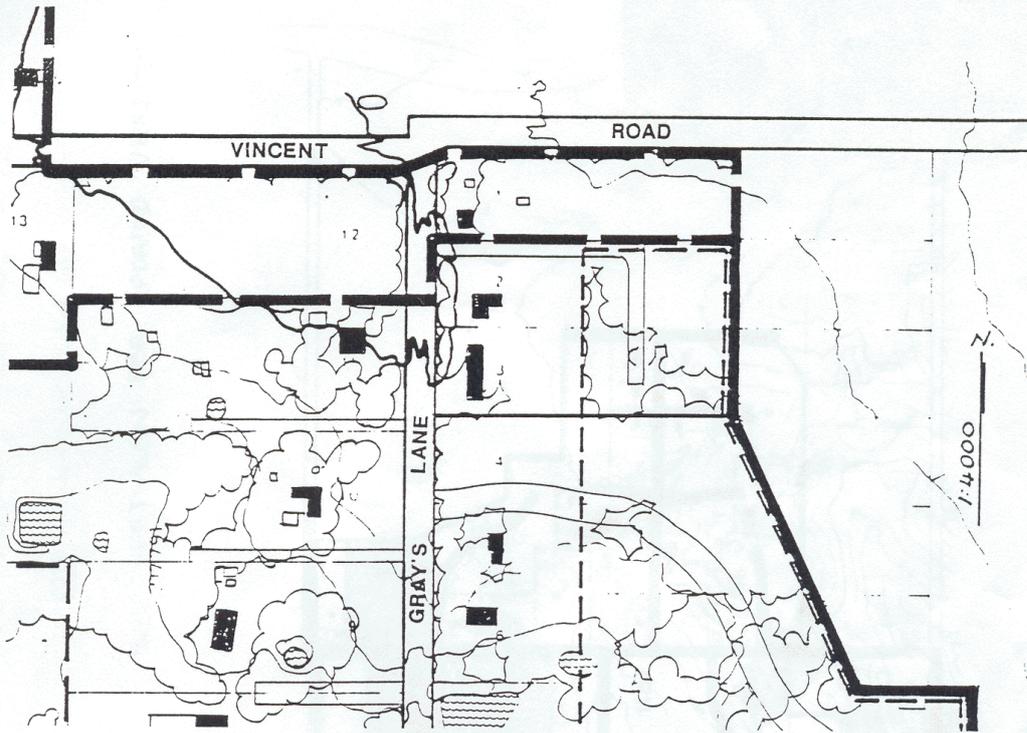


Adopted Amendment to Development Control Plan

FILE N^o D.33100 17809

11th JUNE, 1992

Figure E3.34: Amendment to DCP (7)



Adopted Amendment to Development Control Plan

adopted 18th April 1995

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