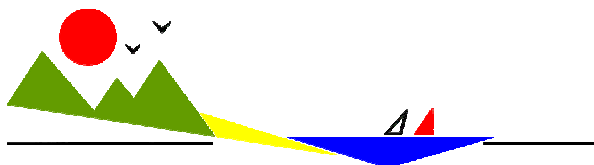


BEGA VALLEY SHIRE COUNCIL

# SAPPHIRE COAST TURF CLUB



Development Control Plan No.22





I, David Jesson, General Manager, Bega Valley Shire Council, certify that this is Development Control Plan No.22 – Sapphire Coast Turf Club and was made pursuant to Section 72 of the Environmental Planning and Assessment Act, 1979 and approved by Council at its meeting on the 12 November 2002.

.....  
DAVID JESSON  
General Manager

### Record of Amendments

Name of Amendment	Date Approved by Council	Date Plan Came into Force
Original Plan	21 April 1998	21 April 1998
Updating of references included in the plan	12 November 2002	15 November 2002

## DEVELOPMENT CONTROL PLAN NO.22

### SAPPHIRE COAST TURF CLUB

#### 1. NAME OF THE PLAN

This plan is Development Control Plan No.22 – Sapphire Coast Turf Club.

#### 2. AIMS OF THE PLAN

The aims of the plan are:

- (a) to facilitate the economic and orderly development of training facilities and associated dwellings at the Kalaru racecourse;
- (b) to ensure as far as possible the use of the land for bona fide horse training establishments;
- (c) to provide a pleasant living environment that follows sound ecological principles.

#### 3. LAND TO WHICH THIS PLAN APPLIES

This plan applies to Lots 1 to 19 DP 285667 shown edged in heavy black on Map 1 Development Control Plan No 22 Sapphire Coast Turf Club.

#### 4. RELATIONSHIP TO OTHER PLANS AND POLICIES

- (a) This plan should be read in conjunction with Bega Valley Local Environmental Plan 2002. Special reference is made to Clause 94 of Bega Valley Local Environmental Plan 2002.
- (b) Where there is an inconsistency between this plan and other Council policies and codes, then this plan prevails.
- (c) Variations to the standards applied in this plan may be considered where such inconsistencies are justified in relation to the aims and objectives of this plan.

#### 5. DEPARTURES FROM THIS PLAN

Consideration may be given to an application which departs from one or more of the requirements of this plan and approval to such application may be given if the Council is satisfied that the applicant has justified the departure and the development achieves the aims and objectives of this plan.

## 6. REQUIREMENTS FOR DEVELOPMENT

- 6.1 Maximum Number of Lots Created  
The maximum number of lots will be 19 lots.
- 6.2 Lot Size  
The minimum lot size is 2,000m<sup>2</sup> and maximum lot size is 4,000m<sup>2</sup>.
- 6.3 Effluent Disposal  
Each lot must link in with:
- a. a common effluent scheme with an individual septic tank on each lot connected by a common effluent line to a collection well and pump station, or
  - b. a gravity sewer line connecting to a common septic tank with a collection well and pump station.

Either scheme shall be connected from the pump station to an on-site maturation and irrigation system which is part of the racecourse facility.

- 6.4. Access
- a. Access is to be via a right of way or similar created across the racecourse via the Old Wallagoot Road entrance.
  - b. Access is to be a private road and be maintained by the neighbourhood association.
  - c. Road design to ensure sufficient manoeuvring space for horse floats and trucks ensuring easy egress and ingress to the lots created.

- 6.5 Erection of Stables
- a. To encourage use of the site by racehorse trainers a stabling facility able to contain at least five horses in individual stalls will be required to be approved by Council and constructed prior to occupation of any associated dwelling.
  - b. Stabling facilities to be brick, timber or colourbond material with a concrete floor able to be enclosed on three sides.

- 6.6 Fencing
- Lot boundary fencing shall be built to a height of 1.7m and constructed of sawn timber posts (or similar material approved by Council) of three rails not less than 150mm wide.

## 6.7 Additional Dwellings

- a. Council may consent to the erection of one additional dwelling no greater than 60m<sup>2</sup> for the accommodation of persons in the employ of a licensed trainer who occupies/owns the principle dwelling.
- b. Additional dwellings can be either attached or detached.
- c. Additional dwellings must comply with the standards outlined in Council's development control plan relating to additional dwellings.

## 6.8 Density of Horses

The maximum number of horses (stables) per lot is calculated at a ratio of 1 for every 200 square metres of land area.

### a. Waste from Stables

The community titles scheme is to include an agreement that dry waste from stables will be disposed of by the management of the community titles scheme. The agreement is to satisfactorily address the frequency and method of collection and disposal of waste from stables.

## 6.9 Buildings

- a. No building to exceed 2 storeys in height.
- b. All buildings to be setback a minimum of 5.5m from the front property boundaries.
- c. Side and rear setbacks minimum of 3m.

## 6.10 Flooding

No buildings are to be constructed within the 1:100 year flood line.

## 6.11 Signage

- a. Each lot is permitted one commercial sign advertising the name of the trainer.
- b. The maximum area of the sign is to be no greater than 1sq.m.

## 6.12 Landscaping

Wherever possible efforts should be made to retain existing mature tree species.

The following plant species or similar which are reflective of local species are recommended for planting:

<i>Eucalyptus gummifera</i>	- Bloodwood
<i>Eucalyptus pilularis</i>	- Blackbutt
<i>Eucalyptus longifolia</i>	- Woollybutt
<i>Allocasuarina littoralis</i>	- Black She-oak
<i>Banksia serrata</i>	- Saw Banksia
<i>Banksia spinulosa</i>	- Hairpin Banksia

#### 6.13 Protection of Wildlife Corridor

Works within the development area and measures taken to protect assets must not directly impinge on the adjoining natural vegetation, which is required as a wildlife corridor. In particular:

- a. materials, landscape supplies or vehicles must not be dumped in the adjoining vegetative buffer required as part of the racecourse development;
- b. trees, other vegetative material or soil must not be felled or pushed into the adjoining vegetative buffer;
- c. measures for fire prevention and control must occur within the proposed training complex and not the adjoining wildlife corridor; and
- d. any exotic plant species introduced to the complex for landscaping purposes must be contained within the complex and controlled if they spread into the wildlife corridor.

#### 6.14 Soil and Water Management Plan

A soil and water management plan will be required to be lodged and approved by Council prior to commencement of any subdivision works on the land. Any Soil and Water Management Plan will need to take into account water usage and disposal from horse wash down areas and effluent from stables.

# Development Control Plan No.22

