

BLUE MOUNTAINS CITY COUNCIL
DEVELOPMENT CONTROL PLAN No. 11
ADOPTED 10 MARCH 1992
AMENDED 15 DECEMBER 1992
AMENDED 27 JULY 1993
AMENDED 11 AUGUST, 1993



WATER BOARD STAGING PLAN

1. INTRODUCTION

This Development Control Plan has been prepared pursuant to Council's resolution of 11th November, 1991 and was adopted by Council on 10th March, 1992. It was amended by Council on the following dates:

15th December, 1992
27th July, 1993

In accordance with the Environmental Planning and Assessment Regulations 1980, the Plan (as amended), takes effect from 11th August, 1993.

2. AIM

The aim of this Plan is to indicate the schedule of works for improvement to the Blue Mountains, sewerage systems, and consequent dates for release of land for subdivision consideration. This plan will be updated as and when the Water Board updates its schedule for improvement works.

3. OBJECTIVES

1. To indicate those areas in which sewerage facilities are sufficient to allow Council to consent to subdivision to create additional lots in Residential Bushland Conservation zones; and, to consider the rezoning of Residential Investigation zones to permit subdivision to create lots.
2. To indicate where subdivision is prohibited at present.
3. To indicate possible dates for effective works after which subdivision may be considered.

4. LAND TO WHICH THE PLAN APPLIES

This Plan applies to land defined as Residential Bushland Conservation or Residential Investigation under LEP 1991 and which was previously zoned Rural or Special Uses under LEP No. 4.

5. RELATIONSHIP TO OTHER PLANNING INSTRUMENTS

This Plan is supplementary to LEP 1991.

6. DEVELOPMENT CONTROLS

1. The catchment areas of the sewerage treatment plants are shown on the maps supporting the Development Control Plan.
2. Clause 10.8 (e) of LEP 1991 requires the certification of the Water Board to be provided before Council may consent to subdivision of land to create additional lots in the Residential Bushland Conservation zone.
3. Three sewerage treatment plants have capacity to accommodate additional subdivision in their catchment areas. Council may consent to subdivision in the catchment areas of the following STP's:-

MOUNT RIVERVIEW
WINMALEE
SOUTH KATOOMBA

4. The following sewerage treatment plants and/or carriers have no capacity to accommodate additional subdivision in their catchment areas. Subdivision is prohibited in the catchment areas of the following STP's:-

GLENBROOK
 VALLEY HEIGHTS
 HAZELBROOK
 WENTWORTH FALLS
 NORTH KATOOMBA
 BLACKHEATH
 MOUNT VICTORIA

5. Works done under the Water Board's Blue Mountains Effluent Management Strategy will increase the capacity for additional development in the catchment areas. The possible dates for the effective works are:-

Catchment Area	Date when capacity may be available for new development
Glenbrook, Blaxland, Warrimoo	1 Jan 1997 - 31 Dec 1999
Valley Heights & Part of East Springwood	31 Dec 1993
Woodford, Linden (east of Winbourne, Orama Rds)	31 March 1993 (by amendment)
Hazelbrook	31 Dec 1996
Wentworth Falls, Leura, Lawson	31 Dec 1996
North Katoomba, Leura	31 Dec 1996
Blackheath, Medlow Bath	31 Dec 1997
Mount Victoria	1 Jan 1997 - 31 Dec 1999