

DCP 8

TUGGERAH/MARDI

URBAN RELEASE AREA

This plan shall be known as:

TUGGERAH/MARDI URBAN RELEASE AREA

DEVELOPMENT CONTROL PLAN 8

OBJECTIVES

This Development Control Plan aims to achieve the following:

- 1 Provide for integration of the initial release area within a framework for future urban development of the Tuggerah/Mardi area.
- 2 Provide a 'gateway' to Wyong Shire which will enhance the Shire's image.
- 3 Preserve and enhance the existing rural setting where possible by maintaining the vegetated ridge lines and significant stands of vegetation.
- 4 Provide an established vegetated open space system linking rural areas with the urban open space system.
- 5 Provide environmental buffer areas to minimise impacts of Cobbs Road, Pacific Highway, the abattoir, industrial development and retail facilities on sites for residential development.
- 6 Provide for shopping, special business, community and recreation facilities and services which are accessible from residential area.
- 7 Upgrade existing drainage to respect the existing 1:100 year flood line and to minimise any increased drainage impacts on existing properties downstream of the development.
- 8 Minimise soil erosion and siltation as part of Council's total catchment management for the restoration and future protection of wetlands and the Tuggerah Lakes System.

This Development Control Plan (DCP) may be amended from time to time by Council. Proposed amendments are required to be advertised and exhibited in draft form and any submissions received must be considered by Council before the amended plan is adopted. People using the DCP should ensure that they have the current copy of the plan including any amendments. If in doubt, please check with Council's Customer Service Centre.

ADOPTED AS PER COUNCIL RESOLUTION NOs. EFFECTIVE: 18 February 1988 CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATIONS	 GENERAL MANAGER DATE:
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MINOR VARIATIONS

Minor variations to the Development Control plan may be permitted by Council provided they are in accordance with the requirements of the Environmental Planning and Assessment Act, Council's Codes and the planning principles outlined in this Plan.

CONTROL PLAN ENFORCEMENT

The adopted Development Control Plan is in force only to the extent to which it is consistent with the Local Environmental Plan and/or subsequent local environmental plans, Council's Codes and Policies and the requirements of the Environmental Planning and Assessment Act.

ALLOTMENTS

Council may require a geotechnical report to accompany subdivision and/or development applications for any likely unstable areas, including moderate to steep slopes (in excess of 20%), gullies and watercourses.

Lots on slopes should run parallel with or perpendicular to the slope. Lots shall be of a width and size to take account of any unstable ground and the land slope. Lots shall be designed to minimise the extent of excavation and land fill batters for building sites, vehicular access and roads.

ENGINEERING WORKS AND SERVICES

Arrangements shall be made with Council for the extension of roads, drains, water supply, sewerage and other Council services to the land prior to the commencement of any development. There may be some limits on the capacity of existing engineering works and services which will limit the density and extent of development in the area.

Arrangements shall be made with the Sydney County Council for electricity services to development on the land in accordance with the County Council's policy.

ROADS

Road reserves and pavement widths shall be based on functional road hierarchy principles generally in accordance with Plan 7639/6.

Traffic management measures to the guidelines of the Traffic Authority shall be implemented such that a local collector road (bus route) is provided linking the Pacific Highway near Fowler Road and Tonkiss Street. This local collector road shall be provided in a manner that will not facilitate the through-flow of traffic between the Pacific Highway and Cobbs Road.

Provision shall be made for linking Gavenlock Road and the bus route as outlined above in the event of the closure of Gavenlock Road south at its intersection with the Pacific Highway.

All intersections to the highway are to be approved by the Department of Main Roads. All costs shall be met by the developer/s.

A pedestrian and cycleway system shall be provided in accordance with Plan 7638/6. The system is to facilitate pedestrian access from residential areas to the Tuggerah Public School, the railway station, shopping areas and community facilities both existing and planned for the area. All costs shall be met by the developer/s.

FIRE FIGHTING ACCESS TRAILS

Trafficable fire fighting access trails shall be provided at no cost to Council, around residential areas to a minimum width of 4 metres with a lockable gate provided at points of entrance as determined by Council's Fire Control Officer (refer plan 7638/6),

DRAINAGE AND FLOODING

Provision is to be made for scour protection and silt retention facilities within the drainage system.

Stormwater drainage shall be collected from the estate and discharged in such a manner that will not cause scour and siltation or adverse flooding impacts on properties downstream of the development.

Filling and draining of minor gullies and low lying areas may be permitted provided significant natural settings are preserved. Council may require the dedication of drainage lines as public reserves for drainage purposes. This will be determined when detailed engineering design plans are submitted to Council for approval.

Future development will not be permitted to aggravate existing flooding problems. All developments will be required to contribute funds, or carry out works to Council's Flood Mitigation Scheme. The work may include detention facilities to reduce flows to the capacity of downstream drains.

Each drainage sub-catchment, as identified on Plan 7638/8 will be responsible for the necessary investigation and funding of major drainage components immediately downstream as follows:

- a Sub-catchment 1: Urban – Provide necessary downstream drainage or pay cash contribution in lieu of construction works.
- b Sub-catchment 2: Urban South – Provide southern channel and other drainage works downstream of development of pay cash contribution in lieu of constructing works.
- c Sub-catchment 3: Proposed Shopping Centres – Upgrade Tuggerah outlet channel including outlet works on eastern side of railway.

EROSION AND SILTATION CONTROLS

Adequate measures shall be made and maintained during construction to control erosion and siltation. Details shall be provided in conjunction with engineering plans. Applicants should make enquiries to the Gosford Office of the Soil Conservation Service of New South Wales before submitting proposals to Council.

LANDSCAPE REQUIREMENTS

Maximum possible number of trees shall be retained in buffer zones and natural areas especially those in prominent locations. A landscape buffer zone shall be provided by the developer along Cobbs Road between Gavenlock Road and the Pacific Highway to Council's satisfaction (refer to plan 7638/7).

Tree planting shall be provided in streets and allotments to Council's satisfaction. Landscaping shall be carried out along any drainage corridors to Council's satisfaction.

OPEN SPACE

Areas depicted on Plan 7638/7 as open space shall be transferred to Council in fee simple, at no cost to Council.

No credit is to be given for any open space buffer zones along the Pacific Highway and Cobbs Road as these areas are essential for residential amenity of future residential areas shown in the Control Plan and would not offer recreational opportunities as provided under Council's Open Space Code.

A small open field (about 30 metres x 30 metres) shall be provided within an area of approximately 2,000 square metres. It shall be provided within the future residential development, situated west of the Pacific Highway as shown on Plan 7638/7.

Passive park areas shall be provided on land near Gavenlock Road, Tonkiss Street and off Tambelin Street with minimal development.

Council may reimburse land owners who dedicate open space in excess of average open space land provided in accordance with the Development Control Plan.

No allowance shall be made for any land dedicated to Council for drainage purposes and areas required for buffer zones referred to above.

ARCHAEOLOGICAL MATTERS

Developers are to advise the Regional Archaeologist of the National Parks and Wildlife Service of any likely archaeological material exposed during clearing, subdivision and construction works, so that the material can be assessed and recorded.

CONTRIBUTIONS

Contributions and/or works in kind shall be made towards the provision of:

- a Water, sewerage, drainage and roadworks.
- b Water and sewerage headworks.
- c Community facilities.
- d Open space and recreation areas.
- e Street tree planting and landscaping.

A multi- purpose community centre and community health centre shall be provided on a site generally not less than 3,000 square metres within the area nominated as 'proposed shopping centre' on Plan 7638/7.

The final location of these facilities shall be determined having regard to the need to integrate these centres with the proposed shopping centre and environs with particular emphasis on vehicular and pedestrian access linkages, the open space system and architectural and landscape treatments.

**C1 TO SHIRE DEVELOPMENT COMMITTEE
Tuggerah/Mardi Urban Release Area – Development Control Plan (T4/10/TG)**

OPEN SPACE EMBELLISHMENT

The above open space contribution of \$842.45 per residential lot does not take into account the need to develop a small open play field as outlined in the draft Development Control Plan. It is proposed that the play field be of minimum standard at a cost of \$45,000. As about 277 additional lots could be created under the Development Control Plan, the embellishment costs would be \$162.45 per allotment/dwelling.

All residential developments under the plan would be required to make the embellishment payments in addition to the open space land component of \$842.45. This represents a total open space contribution of \$1,004.90 per lot/dwelling. This is below Council's adopted contribution rate for the Tuggerah area of \$1,7000 per residential lot.

It is proposed that separate contribution rates for open space land and open space embellishment be adopted to facilitate the accounting and expenditure of these contributions.

The open space requirement for residential flat development will be based on Council's current policy of 50% contributions with credits for any initial lot/dwelling contribution. The contribution for open space land and embellishment for residential flat development would amount to \$502.45 per dwelling or strata unit.

CONTRIBUTION

The following cash contribution will be required from new developments shown in the Development Control Plan.

Facility	\$ per Lot/dwelling	Comments
Water and Sewer Headworks	1,550	Standard contributions for new urban release areas
Sewer Distribution System	280	Contributions for specific works
Water Distribution System	400	Contributions for specific works

External Drainage	Works in kind or \$1,000 as determined by Council excluding properties on the northern side of Anzac Road.	<ol style="list-style-type: none"> 1 Council will require the construction of specific drainage works for each development to link with the existing drainage system. Details are to be determined at the subdivision or development application stage, or when engineering plans are submitted. 2 Minor subdivisions and development will be required to pay \$1,000 per lot/dwelling towards major drainage works downstream of these developments.
Local Roads	Works in kind	<ol style="list-style-type: none"> 1 Council will require the construction of the necessary lead-in roads and/or half width construction of existing public roads along the frontage of developments. 2 Council will require the construction of a new road intersection onto the Pacific Highway near the Tuggerah Public School at the developers cost and to the Department of Main Roads standards.
Open Space (Land)	842.45	Contribution rate not applicable in respect of Lot 11 DP234715, Lot 5 DP 717415 and Lot 1 FP 328376 where excess open space land is to be provided.

Open Space (Embellishment)	162.45	Contribution applicable to all subdivisions and/or residential developments.
Community Facilities	646.00	Standard contributions under Council's Code for new developments.
Community Land	96.00	Standard contributions under Council's Code for new developments.

Figure4: Water Distribution Requirements



