

DCP 17 LEEWOOD CLOSE YARRAMALONG

This plan shall be known as:

LEEWOOD CLOSE, YARRAMALONG
DEVELOPMENT CONTROL PLAN NO 17

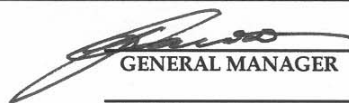
OBJECTIVES

This Development Control Plan aims to achieve the following:

- 1 Provide for orderly development in vicinity of Leewood Close.
- 2 Adopt methodology for assessment of contributions for upgrading of Leewood Close.
- 3 Provide for dedication of land toward construction of a cul-de-sac at the head of Leewood Close.
- 4 Restrict access to Bumble Hill Road.
- 5 Ensure minimal environmental degradation as a result of effluent disposal.

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 this 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 NO.
EFFECTIVE: 16/2/1989
CERTIFIED IN ACCORDANCE WITH THE
ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979 AND REGULATIONS


GENERAL MANAGER
DATE: _____

The Development Control Plan for Leewood Close, Yarramalong has been prepared pursuant to Section 72 of the Environmental Planning and Assessment Act, 1979 and Clause 24 of the Environmental Planning Assessment Regulations 1980.

LAND TO WHICH THE PLAN APPLIES

This plan applies to:

Lots 2411 and 2412	DP 788946
Lot 25	DP 714426
Lots 21 and 23	DP 626688
	FP 363494

Leewood Close, Yarramalong

This document is to be read in conjunction with the map entitled Development Control Plan No 17 Subdivision Layout.

IMPLEMENTATION

In its determination of applications for the development of the land to which this plan applies, Council will require:

- a The dedication of land for local road purposes at the head of Leewood Close.
- b Payment of a contribution toward upgrading of Leewood Close.
- c Denying direct vehicular access on to Bumble Hill Road.

The rate of contribution toward Leewood Close is as follows:

- Estimate for construction of Leewood Close to a 6 metre seal with kerb and guttering and associated works approximately \$35,200 (as at January 1 1989).
- Estimate of subdivision potential of surrounding land 16 allotments.
- Rate of contribution as a January 1989 \$2,200 per lot. See indexation page attached.

- Rate of contribution is to be indexed annually.

Construction will be carried out by Council.

SEPTIC TANK EFFLUENT DISPOSAL

All future development will require the installation of an aerobic treatment septic tank.

SAVINGS PROVISIONS

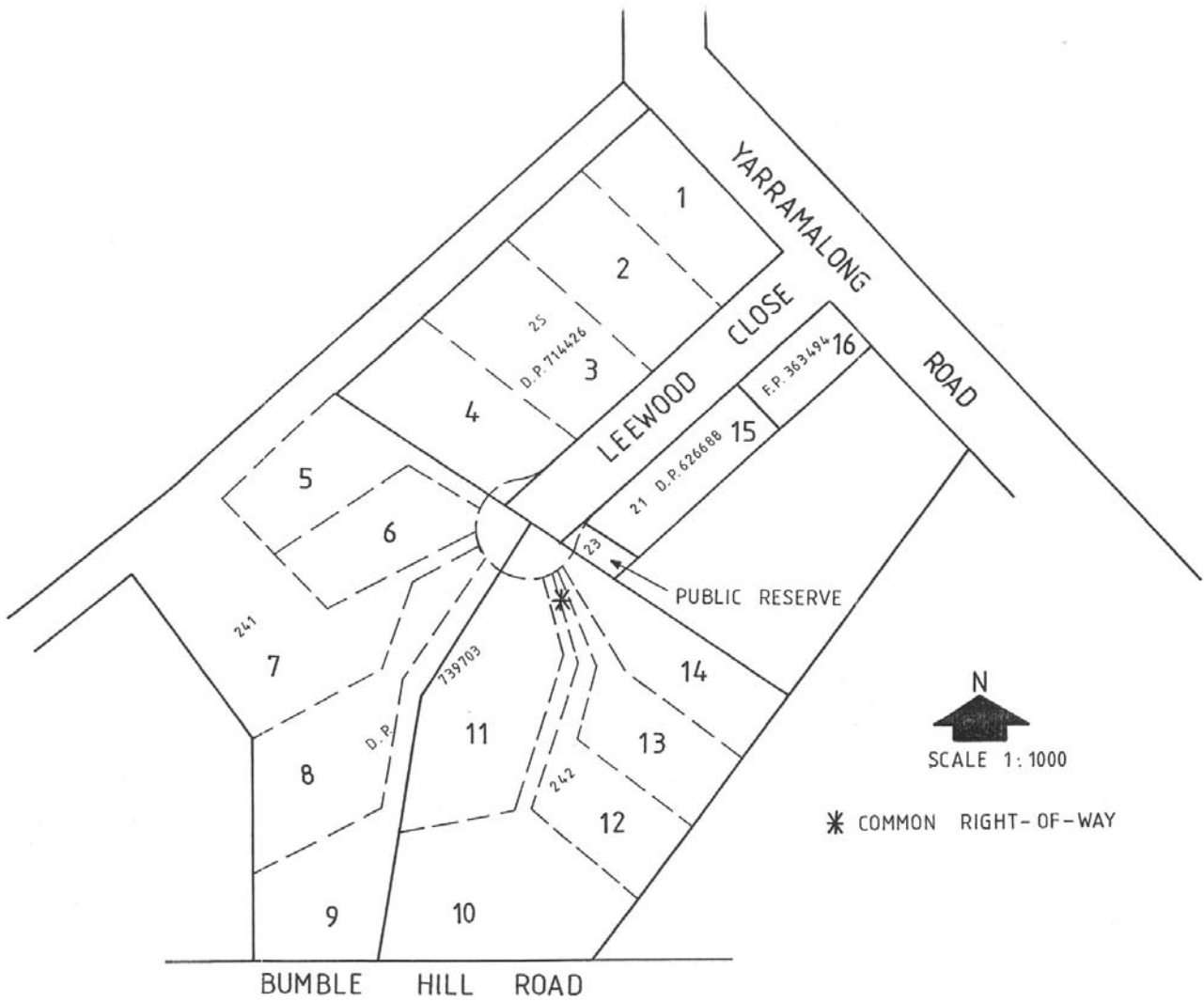
Any person making an application for the development of land affected by this plan shall have due regard to the provisions of the Wyong Local Environmental Plan 1987 – Rural Lands and of any other development codes as are adopted by Council at the time of application.

Council reserves the right to vary the plan to a minor extent.

DEVELOPMENT CONTROL PLAN 17 – INDEXATION PAGE

Roadworks figure for 1990 using September 1989 factor (ie 1.050)
= \$2,310 per lot

Figure 1: Subdivision Layout



DEVELOPMENT CONTROL PLAN No.17
SUBDIVISION LAYOUT