

DCP 18 GWANDALAN & SUMMERLAND POINT

This plan shall be known as:

GWANDALAN & SUMMERLAND POINT

DEVELOPMENT CONTROL PLAN NO 18

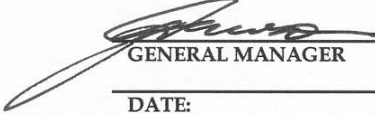
OBJECTIVES

This Development Control Plan aims to achieve the following:

- 1 This plan aims to identify Section 94 contributions applicable for the provision and upgrading of bushfire brigade facilities, roads and intersections and the method of apportionment of costs, when development of land occurs.

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. 246 -
EFFECTIVE: 26 September 1991
CERTIFIED IN ACCORDANCE WITH THE
ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979 AND REGULATIONS


GENERAL MANAGER
DATE: _____

1 CITATION

This plan may be cited as "Wyong Development Control Plan No 18 - Gwandalan and Summerland Point".

2 STATUS

This plan has been prepared pursuant to Section 72 of the Environmental Planning and Assessment Act 1979 and Clause 24 of the Environmental Planning and Assessment Act Regulations.

3 LAND TO WHICH THE PLAN APPLIES

This plan applies to all land shown by heavy black edging on the map marked "Wyong Development Control Plan No 18 - Figure 1 and zoned under Wyong Local Environmental Plan 1991 (as amended)".

4 ROADS

The following roads and intersections are required to be upgraded to the standards indicated:

- a The upgrading of Summerland Road between Kanangra Drive and Cams Boulevard (south) to a 7.0 metre rural road standard.
- b The upgrading of Summerland Road between Cams Boulevard (south) and Government Road to an urban road standard with a carriageway width of 13.0 metres.
- c The upgrading of Kanangra Drive between Summerland Road and Parraweena Road to a 7.0 metre rural road standard.
- d The upgrading of Kanangra Drive between Parraweena and Orana Roads to a 13.0 metre urban road standard.

Improvements to the intersection of Summerland Road and Kanangra Drive by the provision of a roundabout.

The upgrading of Kanangra Drive between Summerland Road and the Pacific Highway to a 7.0 metre rural road standard and the realignment of inadequate curves.

The upgrading of the intersection of the Pacific Highway and Kanangra Drive by the provision of a roundabout.

Minor road improvements for Gwandalan and Summerland Point.

5 DEVELOPER CONTRIBUTIONS

The following Section 94 Contributions and/or works-in-kind apply when development occurs and are calculated using the following methods:

- a All roads, drains and other works and services required as a result of development shall be provided by the developer at no cost to Council. Any legal right of access and drainage easements required are to be created prior to the release of any building application.
- b Contributions to water and sewer headworks and water and sewer augmentation will be required in accordance with Council Policy No D1 - Development Contributions for Urban Release Areas and Council Policy No D5 - Development Contributions to Water and Sewer Headworks Amplification.

c Contributions to public reserves and community facilities will be required in accordance with Council's Policy No D2 - Development Contributions to Community Facilities and Services.

d Contributions to the upgrading of bushfire brigade facilities.

The amount of contribution is to be calculated by:

$\frac{\text{ET's generated by the development}}{\text{Total area (ET's)}} \times \text{estimated cost of upgrading}$

Total area (ET's)

e Contribution towards the upgrading of roads and intersections.

The amount of contribution is to be calculated by:

$\frac{\text{Traffic generated by proposed development} \times \text{estimated cost of Total traffic generated by development works and areas indicated on Figure 1}}{\text{Total traffic generated by development works and areas indicated on Figure 1}}$

Note: Large scale development may be required to provide "works-in-kind" to service the proposed development. Any bank rolling shall be provided by the developer with Council to refund any credits as contributions are paid by other developments.

6 INDEXATION

The contributions will be indexed annually based on the Construction Cost Index (CCI).

7 OTHER REQUIREMENTS

Engineering works or contributions may be required for works specifically relating to specific developments or sites in addition to where a contribution is identified elsewhere in the control plan.

8 SAVINGS PROVISION

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 1991 and of any other development codes or policies as are adopted by Council at the time of application.

SCHEDULE

In regard to the contributions required under Clauses 6(b) and 6(e) of the Development Control Plan No 18:

The contribution rates for 1991 are:

Clause 6(b)

Water Augmentation	\$845 per equivalent tenement
Water Headworks	\$850 per equivalent tenement
Sewer Headworks	\$600 per equivalent tenement
Sewer Augmentation	Varies for different sites

Clause 6(d)

Upgrading of Bushfire brigade facilities \$80 per ET/lot.

Clause 6(e)

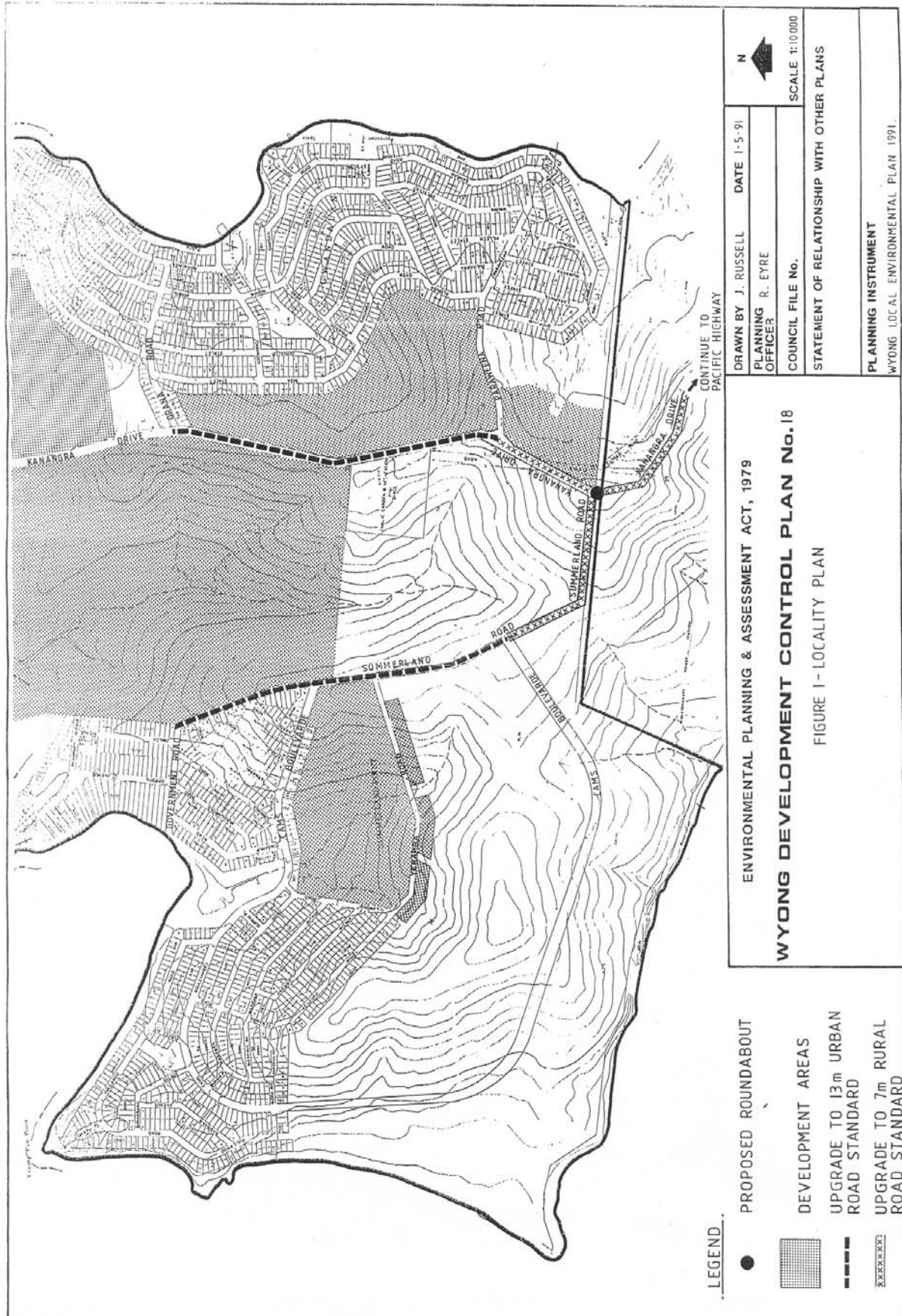
Local Road contribution

Residential Lot/ET	
Summerland Point	\$1,520
Residential Lot/ET Gwandalan	\$2,010

Other residential development, shops and industrial development are to be assessed individually on the estimated volume of traffic generated by each development.

NB: For development of dual occupancy, Section 94 contributions will apply only for water supply distribution, water headworks and sewer headworks.

Figure 1: Locality Plan



Gwandalan & Summerland Point - Development Control Plan No 18