

DCP 19

BECKINGHAM ROAD

BERKELEY VALE

This plan shall be known as:

BECKINGHAM ROAD, BERKELEY VALE

DEVELOPMENT CONTROL PLAN NO 19

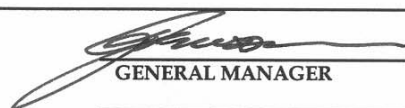
OBJECTIVES

This Development Control Plan aims to achieve the following:

- a Provide for the upgrading of Beckingham Road to cater for increased traffic as a result of development of land to which this Plan applies.
- b To allow for the construction of Beckingham Road to a standard to cater for traffic generated by development. The standard of construction is to be two coat bitumen seal 6 metres wide and 1.2 metre wide gravel shoulders.
- c To require contributions for the upgrading of Beckingham Road on a proportional basis of the total number of rural/residential lots (that will and may be) created and which will benefit from the work.
- d Adopt a methodology for assessment of contributions for the upgrading of Beckingham Road.
- e Provide for connection of town water to all lots or development.
- f Provide rural open space where the bonus provisions of Wyong Local Environmental Plan 1987 - Rural Lands is implemented in rural/residential subdivision.

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 February, 1989
CERTIFIED IN ACCORDANCE WITH THE
ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT 1979 AND REGULATIONS


GENERAL MANAGER
DATE: _____

This Development Control 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 1980.

LAND TO WHICH THE PLAN APPLIES

This Plan applies to land zoned 7(c1) Rural Scenic Protection - Coastal off Beckingham Road, Berkeley Vale and which includes:

Lots A and B DP 100766
 Lot 10 DP 11017
 Lot 9A DP 394824
 Lot Part 9 DP 11017
 Lots 71 and 72 DP 701707
 Lots 1 and 2 DP 534212

which are shown on the attached map.

IMPLEMENTATION

In its determination of applications for development of the land to which this Plan applies, Council will require a contribution of \$2,075 (indexed) per rural/residential lot for the upgrading of Beckingham Road to Class 2 rural road standard with 6 metre bitumen pavement and 1.2 metre gravel shoulders.

The contribution is based on the following:

- a Total number of rural/residential lots that may be created off Beckingham Road/Palm Valley Road and will benefit from the road upgrading = 94
- b Estimated cost of upgrading Beckingham Road = \$195,000 (1988 value)
- c Contribution per lot $\frac{195,000}{94} = \$2,075$.

As a guide, the maximum potential number of rural/residential lots that may be further subdivided from the properties to which this Plan applies are estimated to be:

| | | |
|---------------------|---|---------------|
| Lot A DP 100766 | - | 10 lots |
| Lot B DP 100766 | - | 13 lots |
| Lot 10 DP 11017 | - | 1 lot |
| Lot 9A DP 394824 | - | 2 lots |
| Lot Part 9 DP 11017 | - | 2 lots |
| Lot 71 DP 701707 | - | 2 lots |
| Lot 72 DP 701707 | - | <u>5 lots</u> |

TOTAL 35 LOTS

The above figures may vary depending on the availability of a suitable building site on each proposed lot, physical characteristics of the site and matters to be considered under the Environmental Planning and Assessment Act.

Of the total 94 lots to contribute to the upgrading of Beckingham Road, 59 lots have already been developed on Lots 1 and 2 DP 523212. Therefore, Council's proportional contribution to the upgrading of Beckingham Road is $\frac{59}{94}$ of \$195,000 = \$122,394.

ROAD WIDENING

The upgrading of Beckingham Road will require road widening over part of Lots A and B DP 100766, Lot 9A DP394824 and Lot 9 DP11017 in accordance with Council Engineering Plan No 8209. When subdivision of these lots occurs the land is to be dedicated to Council. The cost of road widening has been included in the total upgrading costs to be proportioned over all lots which will benefit.

WATER SUPPLY

when land to which this plan applies is developed or subdivided, provision shall be made for connection to town water supply.

A contribution of \$3,430 per lot and \$950 per lot (total \$4380) for water distribution and water supply headworks respectively, will apply to each new lot created in accordance with Council's adopted policy for the Tumby Valley rural water supply scheme.

7(a) RURAL CONSERVATION ZONED LAND

Where land zoned 7(c1) is to be subdivided and having an area of less than 2 hectares, Council will require the dedication of land zoned 7(a) Rural Conservation for rural open space. Where the amount of land proposed to be dedicated is less than that required to be dedicated, (calculated in accordance with Clause 11 of Wyong Local Environmental Plan 1987 - Rural Lands as amended at the date of subdivision application) then a contribution is to be made to Council equivalent to the deficient land value.

PART LOT C DP 100766

This land has not been included in the Development Control Plan because there is a proposal to re-route Hansens Road and connect it by a "T" intersection to Beckingham Road about 400 metres from Wyong Road. This work is planned in conjunction with the residential subdivision, at which time the developer will be required to upgrade Beckingham Road from rural to full residential standard. The northern 300 - 400 metres of Beckingham Road will then become part of Hansens Road and will act as the collector road for the residential subdivision. The cost of upgrading to residential road standard will be borne entirely by the developer.

PEDESTRIAN OPEN SPACE LINKS

In subdivision of land to which the plan applies, provision shall be made for open space corridors at least 20 metres wide to provide access to land zoned 7(a) Rural Conservation. Such open space provided shall connect to existing open space corridors provided on adjoining land.

DEVELOPMENT FOR PURPOSES OTHER THAN SUBDIVISION

In its determination of applications for development for purposes other than subdivision (such as 'places of public worship', 'motel') Council will require a contribution equivalent to that of the maximum lot potential to be paid prior to the release of the building permit.

INDEXATION

The contributions required under this Development Control Plan are imposed under Section 94 of the Environmental Planning and Assessment Act and Council policies. The contributions will be indexed for the period from January 1 each year.

SAVINGS PROVISIONS

Any person making an application for the development of properties affected by this plan shall have due regard to the provision of the Wyong Local Environmental Plan 1987 - Urban and Rural Lands and of any other development codes, as they are adopted by Council at the time of application. Council reserves the right to vary the plan to a minor extent only having regard to the physical constraints of any given site or any improvements erected thereon.

DEVELOPMENT CONTROL PLAN NO 19 - INDEXATION SHEET

| | | | |
|--|--------------|-----------------------|---------------------|
| Contribution indexed using September 1989 factors (ie 1.051) | | | |
| | | | |
| Roadworks | | \$2,359 | |
| Water Distribution | | \$3,763 | |
| Water Headworks | | \$ 950 | |
| CONTRIBUTION REQUIRED PER LOT | | | |
| YEAR | INDEX | ROAD UPGRADING | WATER SUPPLY |
| 1988 | | \$2,075 | \$4,380 |
| 1989 | | \$2,176 | \$4,428 |
| 1990 | | \$2,359 | \$3,763 |

