

# DCP 22 WARNERVALE EDUCATION SITE

This plan shall be known as:

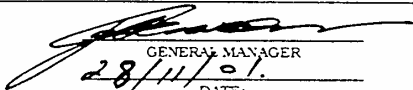
**WARNERVALE EDUCATION SITE**  
**DEVELOPMENT CONTROL PLAN NO 22**

## **OBJECTIVES**

The aim of this plan is:

- 1 To provide a framework for the assessment of an education facility at Warnervale.
- 2 To outline Council's requirements with respect to the management of the education facility.

**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. 687/01 EFFECTIVE: 28/11/01 CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATIONS	 GENERAL MANAGER 28/11/01. DATE:
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## 1.0 ADVISORY

### 1.1 CITATION

This plan is "Wyong Development Control Plan No. 22 - Warnervale Education Facility". This may be abbreviated as "DCP 22".

### 1.2 APPLICATION OF THE PLAN

This plan applies to land at Warnervale that is zoned 5(a) Special Uses - Education Establishments as shown on Figure 1.

The subject land is located to the east of the Warnervale Airport, south of Sparks Road, west of the northern railway line and to the north of the Porters Creek Wetland. It is within easy access of road, rail and air transport facilities.

### 1.3 PURPOSE OF THE PLAN

The purpose of this plan is to provide guidance to anyone seeking to develop the land to which this plan applies.

### 1.4 AIMS AND OBJECTIVES

The principal aim of this plan is to provide an overall land use structure and policy framework for development of an educational facility with integrated residential, recreational and cultural facilities.

The specific objectives of this plan are to:

- a Protect and enhance the visual character and natural landscape of the area;
- b Develop the site in a manner which complements the natural values of the Porters Creek Wetland;

c Control the density and distribution of land uses and activities;

d Promote the integration and co-ordination of education and open space/recreation development;

e Promote integration of Federation Park and other recreation and entertainment facilities as part of a tertiary education campus while maintaining public access;

f Facilitate the rehabilitation of disturbed areas of the site.

### 1.5 BACKGROUND TO THE PLAN

There are numerous previous studies on Porters Creek Wetland and other issues in the locality. The preparation of this plan has relied primarily on information from the following documents:

- a *Local Environmental Study for the Warnervale Airport and University Precinct*. Prepared for Wyong Shire Council by Andrews Neil, November 1995.
- b *Integrated Planning Assessment for Warnervale Development Area*. Prepared for Wyong Shire Council by Andrews Neil, August 1996.
- c *Threatened Species Management Strategy-Educational Development Site at Warnervale*. Prepared for Wyong Shire Council by Robert Payne Ecological Surveys and Management, May 2001.

## 1.6 RELATIONSHIP TO OTHER PLANS

Wyong Local Environmental Plan 1991 applies to this site. Clause 72 of the Environmental Planning and Assessment Act 1979 and Regulations require this DCP to be consistent with that Plan.

In the event of an inconsistency between this plan and the provisions of the Wyong Local Environmental Plan 1991, the latter shall apply.

- b Benefits resulting from the proposed variations which could not be otherwise achieved through compliance with the subject development standard; and
- c Any implications of the variation on any other requirements set by this plan.

## 1.7 HOW TO USE THIS PLAN

**Section 1: Advisory** - Use this part to identify the nature and extent of this plan.

**Section 2, 3 and 4: Development Principles, Environmental Protection and Design Guidelines** - Use this part to identify the provisions applying to the development of the site.

**Section 5: Application Requirements** - Use this part to identify specific information requirements to be submitted with any development application for the site.

## 1.8 VARIATIONS TO THIS PLAN

If, in the opinion of Council, the proposed development satisfactorily complies with the aims and objectives in this plan, variations to the standards set in this plan will be considered.

Where variations are proposed, the development application shall indicate:

- a The standard and extent of the variation proposed;

## 2.0 DEVELOPMENT PRINCIPLES

### 2.1 GENERAL PHILOSOPHY

The site is located to the north east of the Porters Creek Wetland which acts as the natural flood storage area for Porters Creek and Wyong River. Porters Creek Wetland is the most significant coastal wetland in Wyong Shire and development of the site must acknowledge this context. The principle objective for development of the site is to create a quality private university with associated on-campus support facilities including accommodation, to provide an additional focus for employment in the Shire. Other educational facilities may be developed to complement the principal facility.

Uses normally associated with residential zones and residential land uses are considered to be inappropriate on the site. Such uses include State Environmental Planning Policy No. 5 - Housing for Older People or People with a Disability, State Environmental Planning Policy No. 9 - Group Homes, home businesses or home occupations.

### 2.2 SITE DEVELOPMENT PRINCIPLES

There are a number of fundamental principles which should guide all development on the site. These are:

- \* The form and character of development must be sensitive to the sites prominent position and respond to the natural landform of the site.
- \* The principles of ecologically sustainable development must be complied with.

- \* Development must be primarily for education purposes and not present the image of a residential precinct.
- \* Residential accommodation may only be for staff (and their families) and students of education facilities on the site.
- \* Development of the site must not conflict with the existing and future development and operation of the Warnervale Airport.
- \* The development must provide additional educational and employment opportunities in the Shire.
- \* The development must integrate with the development of the Warnervale District Centre.
- \* Buffer areas to Porters Creek Wetland will be required to protect water quality, high quality habitat and the visual significance of the fringing slopes of the site.
- \* Federation Park is to become an integrated component of the site in the medium to long term.

### 2.3 STRUCTURE PLAN

Development of the site is to be generally in accordance with the Structure Plan shown in Figure 1. The Structure Plan provides for two main development precincts north and south of the ridge dividing the site with all staff and student accommodation provided in a series of clusters separating the precincts. If the site is developed for a single education facility only, functional separation of the two main precincts is required.

A separate minor precinct is identified on the corner of Sparks Road and Albert Warner Avenue for future development.

## **2.4 DEVELOPMENT COMPONENTS**

### **2.4.1 Education Precincts**

The site may include development for the purposes of school education and associated facilities, tertiary education and associated facilities (including cafes, bookshop, IT services and other education support services) and other specialist education purposes.

### **2.4.2 Accommodation**

On site accommodation may be provided for staff and students of the education facilities. Staff accommodation may also include the family of teaching staff. Where there are multiple education uses on the site, accommodation areas should be functionally separate to maintain the independence of each campus.

### **2.4.3 Other Facilities**

Recreation and entertainment facilities may be developed in conjunction with or integrated with development in the southern section of the site provided such development also provides for the integration of the existing Federation Park development in the medium to long term.

## **2.5 STAGING OF DEVELOPMENT**

The development should generally be staged to minimise site disturbance from engineering and construction works by concentrating construction into finite areas of the overall site. Agreement to any staging plan will be subject to Council being satisfied that at any point in time the development in total is consistent with the definition of an education establishment.

A Site Masterplan indicating staging for the development shall be submitted with the initial Development Application.

## **2.6 SITE ACCESS**

Site access shall be through a limited number of controlled intersections with the proposed Railway Road arterial as indicated on Figure One. A maximum of two access intersections are permitted where there will be no interconnection between the precincts. Each facility shall have a clearly identifiable principal access. Access to Federation Park and any other recreation/entertainment facilities shall be via the principal access for the southern section of the site.

There shall be no access from Sparks Road to the future development site.

## **2.7 NON DEVELOPMENT AREAS**

All forms of development (including roads, fire protection zones, construction access, water storage and water treatment facilities) are excluded from those areas of the site identified as noise affected or habitat conservation on Figure 1 and Figure 2.

### 3.0 ENVIRONMENTAL PROTECTION AND MANAGEMENT

#### 3.1 HABITAT PROTECTION

##### Performance Objective

*To ensure the site continues to support a number of species and plant communities which are worthy of conservation.*

##### Performance Criteria

- a No development is to occur within the area of Parramatta Red Gum Swamp Woodland on Lot 61 and Lot 64 within the Habitat Protection Zone indicated on Figure 2.
- b Development, including drainage and water quality structures, shall not occur within the area of high quality habitat identified on Figure 2 as Habitat Protection Area to ensure protection of Swamp Mahogany *Eucalyptus robusta*.
- c Orchid species occur over much of the site and may be of significance in the southern part of the site. Any development within the southern section of the education precinct or the Federation Park precinct must be preceded by an Orchid Management Plan which identifies opportunities for integration of orchid conservation areas into the open space network of the development and may require further seasonal survey.

d Masterplanning of the education precinct should maximise retention of mature trees with hollows and maintain connecting corridors through the site to the Habitat Protection Area and the ridgeline vegetation. Where trees with hollows cannot be kept a nesting box program shall be implemented.

e Masterplanning of the education precinct should concentrate substantial structures within already cleared areas or areas of disturbed vegetation.

f All buildings and associated activities including roads, car parking, pedestrian and cycle paths shall be setback from the Habitat Protection Zone to provide a management interface for weed control, fire radiation zones and other mitigation measures.

#### 3.2 WATER MANAGEMENT

##### Performance Objective

*To manage the water cycle on site to minimise any increase or decrease in total runoff and along individual drainage lines to limit changes in hydrology that may affect the identified habitat protection area and other adjoining or downstream vegetation.*

##### Performance Criteria

Stormwater detention shall be implemented as close to the source as possible including provision of rainwater tanks for all buildings and of adequate capacity to enable sufficient detention of roofwater to mitigate the impact of increased runoff. Roofwater should be recycled for garden watering and other non-potable uses on site.

### 3.3 DRAINAGE AND STORMWATER

#### Performance Objective

*To maintain both the quality and quantity of stormwater runoff from the site to predevelopment conditions to minimise or avoid impacts on adjoining habitat, particularly from suspended solids.*

#### Performance Criteria

- a Drainage design must incorporate permanent pre-treatment water quality devices which remove both litter and coarse bedload sediments on all major drainage lines.
- b Water quality treatment and detention ponds must be provided to control suspended solids and nutrients leaving the site and the drainage system shall include a series of catch drains as necessary to ensure that no runoff leaves the development area other than via water quality control structures.
- c Water quality and quantity modelling shall be undertaken for the site to demonstrate that the development will mimic predevelopment flow volumes, nutrient and sediment loads for flows up to 1 in 2 year events.
- d All drainage structures are to be located outside of the identified habitat conservation area but may be within the adjoining buffer area.

- e Drainage design should avoid use of exposed construction materials such as blue metal which have potential to generate alkaline conditions which may impact on downstream amphibian habitat.
- f Roads and parking areas must not be located within 40 metres of the habitat conservation area and in general should be minimised on the site in favour of pedestrian and cycle paths.
- g Drainage design, building and foundation design is to be preceded by on site testing for acid sulphate soils south of the ridge.

### 3.4 BUFFER AREAS

#### Performance Objective

*To provide buffer areas to sensitive habitat of adequate configuration to enable effective management of the interface between development and conservation areas on the site.*

#### Performance Criteria

- a There shall be no buildings within 20 metres of the habitat protection area on the site.
- b Buffer areas shall be of sufficient width to ensure that any requirements for bushfire management measures including fuel free and fuel reduced fire radiation zones can be implemented without impact on the habitat conservation area.

- c A corridor at least 20 metres wide shall be retained along the main ridgeline dividing the northern and southern sections of the site.
- d Buffer areas shall be actively managed by the owner of the site to limit the potential for weed invasion of the adjoining habitat conservation area.

### 3.5 ABORIGINAL HERITAGE

#### Performance Objective:

*To conserve significant items of Aboriginal heritage.*

#### Performance Criteria:

- a In accordance with the recommendations of the report *Archaeological Assessment for a Proposed Educational Facility, Warnervale, May 1999* (Rex Silcox) any development proposed in the area of Federation Park and the southern quarter of the site is to be preceded by further detailed site investigations to determine whether there are any items of archaeological interest present in those areas.

### 3.6 EROSION MANAGEMENT

#### Performance Objective

*To avoid sources of erosion of potentially unstable soils through appropriate design and construction techniques and management.*

#### Performance Criteria

- a Design and siting of buildings, roads and car parking areas should avoid, wherever possible, cut and fill, particularly in areas of the site likely to have risk of slope instability or dispersive soils eg Patonga Claystone.
- b All works shall be in accordance with Council's Policy for Erosion and Sediment Control.
- c Construction shall be staged to minimise the area of the site subject to disturbance at any point in time.

## 4.0 DESIGN GUIDELINES

### 4.1 SITE PLANNING

#### Performance Objective:

*To ensure that the development is compatible with both the environmental attributes of the site and desired future amenity of an education campus.*

#### 4.1.1 Conformity with Structure Plan

##### Performance Standard:

- a All development is to be consistent with the land allocation principles in the site structure plan.
- b Pedestrian only links may be established through the ridgeline corridor.
- c The Federation Park precinct provides for development of recreation and entertainment facilities integrated with the development of the southern section of the education precinct. Should the height and noise restrictions in this area of the site be removed at any stage for any reason, (for example if the Warnervale Airport Cross Runway proposal is abandoned) the southern area of the education precinct may be expanded provided the existing Federation Park is integrated.
- d Access to the site shall be from controlled intersections as indicated on the structure plan with separate accesses provided for the northern and southern sections of the education precincts. Access to Federation Park shall be shared with the principal access to the southern area of the education precinct.

#### 4.1.2 Setbacks

##### Performance Standard:

- a There shall be no buildings located within 25 metres of the proposed arterial road corridor boundary.
- b Council shall require the submission of an acoustic consultant's report to determine whether an increased setback may be required.
- c Car parks, roads and other non-landscape components shall be setback at least 10 metres from the future arterial road corridor boundary.

#### 4.1.3 Orientation

##### Performance Standard:

- a All buildings within the educational precinct are to be orientated to ensure that they are capable of receiving good solar access to internal and external activity spaces during all months of the year.
- b All accommodation on site shall achieve a minimum NatHERS rating or SEDA scorecard rating of 3.5 stars.

#### 4.1.4 Car Parking

##### Performance Standard:

- a Car parking shall generally be restricted to the eastern part of the site and shall be located to avoid creation of large open areas and to promote and facilitate pedestrian access to various facilities on campus. Car parks should not be visually dominant at the site entries.

- b Car parking for on-campus accommodation shall be separated from other parking areas.

- c No buildings within 50 metres of the future arterial road corridor boundary shall be higher than 8 metres.

#### 4.1.5 Pedestrian Access

##### Performance Standard:

- a Pedestrian access shall be provided across the arterial road at or near the location indicated on Figure 1. Applicants are to liaise with Council's Strategic Transportation Engineer in this regard.

## 4.2 BUILT FORM

##### Performance Objective:

*To ensure that development is sympathetic to the environmental attributes of the site and of a character appropriate to a high quality educational institution.*

#### 4.2.1 Building Height and Bulk

##### Performance Standard:

- a Up to 50 per cent of buildings in each development within the education precinct may have a maximum height of four storeys and no part of any building shall be higher than 15 metres above natural ground level immediately below that point. All other buildings shall be no more than two storeys.
- b Buildings in the southern education area of the site may be required to be less than two storeys to comply with height limitations designated on the Obstacle Limitation Surface plan for Warnervale Airport.

#### 4.2.2 Building Materials and Colours

##### Performance Standards:

- a The colours of building materials are to reflect the natural character of the locality with emphasis given to non-reflective cool greys, light browns, ochres and earthy hues that complement materials and tones found in the area. Roof materials are to be of non-reflective colours which are compatible with the colours of the local environment.
- b Wherever feasible, lightweight construction shall be used to minimise requirements for site disturbance.

#### 4.2.3 Solar Access and Energy Efficiency

##### Performance Standards:

- a Use of solar water heaters shall be maximised for both educational and accommodation buildings.
- b Verandahs, awnings and/or pergolas are to be incorporated into the design of the northern and western elevations of all single and two storey buildings to encourage energy efficiency.
- c External clothes drying facilities shall only be provided for the accommodation areas if they can be completely screened from all other areas of the site and from view from adjoining roads.

#### 4.2.4 Co-ordinated Signage

##### Performance Standards:

- a A single non-illuminated sign up to 3 metres high and 5 metres wide may be located at the principal entry points of the education precinct and to the Federation Park precinct provided they are appropriately integrated with landscaping along the future arterial road corridor and located on the development site.
- b All other signage including directional signage within the site is to comply with a signage theme to be established as part of the landscape masterplan for the site. The signage theme must be established and approved with Stage One of the development.
- b Landscaping must be appropriate to the natural conditions on the site and have low nutrient requirements, avoid creation of excessive impervious surfaces through paving and have minimal requirements for watering beyond the capacity supplied by harvesting roofwater.
- c Landscaping is intended to play a major role in ensuring that the facility integrates with its surrounding landscape and ensuring that the environmental and visual quality within the facility is maintained at a high standard. Landscaping must be appropriate to the natural conditions on the site using endemic species with low nutrient requirements.
- d As a major development adjoining a significant wetland, any future works will require completion of a Category 3 Landscape Assessment and design under Council's Landscape Policy. This establishes guidelines for works, but the applicant will also be required to submit a comprehensive Landscape Masterplan for the education precinct to be developed, or the entire site as applicable.

#### 4.3 SITE LANDSCAPING

##### Performance Objective

*To provide landscaping which is functional in areas requiring environmental management to enhance the character of the site and individual spaces.*

##### Performance Standards

- a Landscaping shall reinforce the natural character of the locality by the use of plant materials which are compatible with the soil and climatic conditions of the area.
- e Existing trees and vegetation should be retained where practicable and used to integrate the development with the natural site features.

- f The Landscape Masterplan shall also establish a consistent approach and theme for signage, seating, bins, lighting and other outdoor furniture throughout the site. Lighting must be designed by an appropriate specialist with regard to aerodrome lighting regulations, safety issues and to avoid light spill to adjoining residential areas.

## 5.0 APPLICATION REQUIREMENTS

### 5.1 GENERAL

In addition to the specific requirements for development provided in Sections 2,3 and 4 there are a number of matters which are required to be addressed and documented in any development application lodged with Council. These are in addition to any requirements imposed by other statutory provisions including satisfying all requirements of *State Environmental Planning Policy 55 - Remediation of Land*, the Threatened Species Conservation Act and the Environmental Protection and Biodiversity Conservation Act.

### 5.2 SITE MANAGEMENT PLAN

A Site Management Plan is required to be prepared and submitted with any development application. This will form an integral component of the consent and the on-going management of the development.

The Site Management Plan must integrate management regimes for drainage, water quality, site contamination and remediation and will be required to provide the framework for:

- a Managing the *Habitat Conservation Area*;
- b Managing access within and through the wetland protection zone;
- c Controlling the influence of deleterious factors such as pollution, erosion, siltation and weed invasion.

The control of weeds into Porters Creek Wetland and surrounding bushland will require the establishment of a monitoring and maintenance program for all drainage points and fringing vegetation;

- d Protecting special features such as views;
- e The rehabilitation of disturbed areas of land;
- f Interface management;
- g Hazard management; and
- h Bushfire management.

The Site Management Plan is required in addition to the Site Masterplan and Landscape Masterplan which demonstrate integration of all requirements at the design level as opposed to the site management level.

The Site Management Plan must also specifically address management measures during construction periods including environmental management and mitigation measures for construction impacts on existing development in recognition of the likelihood of staging of development on the site.

### 5.3 SOCIAL IMPACT

Any development application for education facilities on the site (other than minor works) must be accompanied by a Social Impact Assessment report. The report is to analyse the likely positive and negative effects on the social fabric of the community and identify mitigation measures for any potential problems.

Matters to be addressed shall include:

- The likely interaction between the existing community and the proposed development.
- The likely characteristics of students, staff and associated personnel (population changes resulting from the development).
- Cumulative as well as one-off social impacts.
- Potential impact on community identity and cohesion.
- Local impacts on neighbourhood character, amenity and quality of life for adjacent residents.
- Any potential impacts on the safety and health of the community.
- Likely affects on income levels, cost of living, employment, housing and accessibility.
- Impact of increase in demand for low-cost housing including impact of temporary accommodation for overseas students.
- Type of housing required to meet demand, how on-campus accommodation relates to meet this demand and potential effects of this relationship.
- Strategies for access for residents from the region and disadvantaged students (low income families, people with a disability).
- Demand for and nature of public transport services to the development.
- Capacity of health and other services for which demand will be increased and potential to provide services on-site.
- Capacity of recreational and cultural facilities in the region and locality to accommodate increased demand from students

#### 5.4 ECONOMIC IMPACT

The following issues shall be addressed in an Economic Impact Statement accompanying any development application for education facilities:

- a Market demand for the proposal in a regional, national and international context, as appropriate;
- b Any additional employment, in the community and on site, as a result of the development and how this relates to relates to the local labour force; and
- c Potential economic impacts as a result of the project proceeding, including effects of student and staff expenditure in the locality and potential links to industry, business and tourism in the region.

#### 5.5 PRE D/A CONSULTATION

The applicant is encouraged to consult with Council prior to lodging a development application for the site. This consultation shall be focussed on developing a masterplan for the site that is generally accepted by Council officers prior to the preparation and lodgement of a development application.



