

DCP 29 BERKLEY VALE INDUSTRIAL (WESTERN PRECINCT)

This plan shall be known as:

BERKLEY VALE INDUSTRIAL (WESTERN PRECINCT)


DEVELOPMENT CONTROL PLAN NO 29

OBJECTIVES

This Development Control Plan aims to achieve the following:

- 1 Provide subdivision guidelines to meet current market demands and Council's long term aims to provide land suitable for large industrial tenants.
- 2 Provide guidelines relating to the number of individual tenants to be accommodated on any one allotment within this individual precinct.
- 3 Adopt a methodology for assessment of contributions.
- 4 Provide specific provision applicable to Lots 1 to 3 DP 803671.DCPLAN29.

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 number:	Dated
Effective: 11 July 1991	General Manager: 
Certified in accordance with the Environmental Planning and Assessment Act 1979 and Regulations	Date: _____

The Development Control Plan No 29 - Berkeley Vale Industrial Area (West Precinct) has been prepared pursuant to Section 72 of the Environmental Planning and Assessment Act, 1979, and Clause 24 of the Environmental Planning and Assessment Regulations, 1980.

LAND TO WHICH THE PLAN APPLIES

1 This plan applies to:

Lots 1 to 3 DP 805314, Lots 1 to 3 DP 740534 and Lots 1 to 3 DP 803671 Tradesman Drive, Berkeley Vale.

This document is to be read in conjunction with Map No 8967.

IMPLEMENTATION

3 In subdivision of land under this Plan the minimum area of any allotment shall be generally 1 hectare with an average area of allotments within the subdivision of 2 hectares. Variations in lot sizes will be considered on merits. However, overall density standards must be retained.

4 The allotment density of subsequent subdivisions of any residue parcel shall relate to the original areas in existence at the commencement of this Plan.

5 The ratio of individual tenants on any allotment created under this Plan shall be 1 separate tenant per 2,500 square metres of site area rounded off to the nearest whole number.

6. Contributions shall be proportioned on an area basis for the upgrading of the intersection of Tradesman and Enterprise Drives to a Type 4 NAASRA standard.

The contribution shall be calculated as:

$\frac{\text{Area of site (ha)}}{\text{Area to which this plan applies (89.4 ha)}} \times \text{cost of works}$

7 Proportional contributions on an area basis to flood mitigation works for land under this Plan shall be a requirement of any development consent.

The contribution shall be calculated as:

$\frac{\text{Area of site (ha)}}{\text{Area to which this plan applies (89.4 ha)}} \times \text{cost of works}$

Works in kind may be required and a credit will be given against contributions due.

8 Water and sewerage contributions towards infrastructure and/or headworks will be assessed on actual demands and in accordance with Council's Development Contribution Policies. A minimum of 4 equivalent tenements per zoned industrial hectare will apply.

9 SPECIAL PROVISIONS

Clauses 3, 4 and 5 shall not apply to Lots 1 to 3 DP 803671 Tradesman Drive. Regard is had to the potential existing under this plan yet not achieved due to the rule of catering for large industries within their holdings. The following specific provision apply to developments of this land:

a In subdivision of this lot under this plan the minimum area of any allotment shall be 2,000 square metres with the average area of allotments within the subdivision to be 2 hectares.

b The ratio of individual tenants of any allotment created under this plan below 1 hectare shall not exceed 2 and above 1 hectare not exceed a ratio of 1 separate tenant per 2,500 square metres of site area rounded off to the nearest whole number.

CREDITS

- 10 For roads and flood mitigation contributions:

Where there is existing approved development, any additional development will be required to pay a proportional contribution. The gross floor area shall be used where applicable as the basis for calculation of the proportion for each lot.

- 11 Where land is vacant, the first development will be required to pay the contributions for roads and flood mitigation based on the total site area.

STAGING

- 12 Where the development is proposed to be staged, proportional contributions for each stage will be permitted excepting flood mitigation contributions which will be required to be paid at the time of development for the first stage.

SAVINGS PROVISIONS

- 13 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 1991 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 having regard to the physical constraints and improvements on the land to which this plan applies.

DRAFT DEVELOPMENT CONTROL PLAN NO 29**SCHEDULE OF CONTRIBUTIONS**

CLAUSE	1991
6 Tradesman and Enterprise Intersection Upgrading	\$1,832/hectare
7 Floor Mitigation Works	\$16,510/hectare
8 Water and Sewer:	
Water Headworks	Based on
Sewer Headworks	Actual Demand
Water and Sewer Infrastructure Works	Based on Actual Demand
