

DCP 33

# NORTH WYONG URBAN DEVELOPMENT AREA

This plan shall be known as:

North Wyong Urban Development Area

Development Control Plan 33

## OBJECTIVES

This Development Control Plan aims to facilitate development for primarily residential purposes in accordance with the provisions of Wyong Local Environmental Plan 1991 in a manner that will:

- 1 Provide an opportunity for a variety of housing types.
- 2 Provide a safe and efficient system of roads and pathways for vehicular, pedestrian and cycle movement.
- 3 Promote a high quality living environment through the implementation of physical design standards.
- 4 Ensure the economic and orderly development and servicing of land.

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 388	Dated 12 December 1990 9 August 1995
Amended as per Council Resolution No 95/176	
EFFECTIVE: 10 April 1996	
CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATIONS	GENERAL MANAGER
	DATE:

# **DEVELOPMENT CONTROL PLAN NO 33**

## **NORTH WYONG URBAN DEVELOPMENT AREA**

ADOPTED AS PER COUNCIL RESOLUTION NO 388  
AMENDED AS PER COUNCIL RESOLUTION NO 95/176  
EFFECTIVE: APRIL 10 1996  
CERTIFIED IN ACCORDANCE WITH THE  
ENVIRONMENTAL PLANNING AND  
ASSESSMENT ACT 1979 AND REGULATIONS

DATED: DECEMBER 12 1990  
DATED: AUGUST 9 1995

GENERAL MANAGER

DATE

  
12/4/96.

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## 1 CITATION AND APPLICATION

- 1.1 This document and accompanying plans may be cited as "Wyong Development Control Plan No 33 - North Wyong Urban Development Area" (herein called "the plan") and is a Development Control Plan within the meaning of s.72 of the Environmental Planning and Assessment Act 1979, as amended.
- 1.2 The land to which the Plan applies is shown edged heavy black on the plan marked "North Wyong Urban Development Area - Development Control Plan Map".
- 1.3 This Plan should be read in conjunction with Wyong Local Environmental Plan 1991.
- 1.4 This Plan takes precedence over other Council codes and policies, unless otherwise specified.

## 2 ROAD HIERARCHY AND LAYOUT

- 2.1 Roads shall be located generally in the position shown on the Plan.
- 2.2 Road No 1 (Distributor Road) shall have a width of 20 metres and carriageway width of 13 metres.
- 2.3 Road No 2 (Collector Road) shall have a width not less than 18 metres and carriageway width of 8 metres.
- 2.4 Roundabouts at the two intersections of Road No 1 and Road No 2 shall be designed to accommodate bus turning movements and shall incorporate threshold treatments on Road No 2.
- 2.5 Provision is to be made for a link road to connect with Forster Avenue

to provide access from lands to the South of the land to which this plan applies, to public parkland, community facilities and shops.

- 2.6 Provision shall be made for the closure of Watanobbi Road north of Road No 1 when alternate access has been provided by a temporary road as shown on the Plan.
- 2.7 Notwithstanding Clause 3.6 the closure of Watanobbi Road is not to occur until arrangements have been made with the Sydney County Council and Telecom for the relocation of existing services.

## 3 MAJOR INTERSECTIONS

- 3.1 A roundabout shall be provided at the intersection of Road No 1 and the Pacific highway generally in accordance with Sinclair Knight and Partners Drawing No RA117-001 as amended to the requirements of the Roads and Traffic Authority.

## 4 SUBDIVISION DESIGN

- 4.1 Development of residential land shall comply with Council's Code No S3 - Subdivision unless otherwise specified.
- 4.2 Provision for pedestrian pathways shall be made from all cul-de-sacs and in locations which achieve cycleway links of reasonable grade. Pathways shall link residential areas to local open space where possible.
- 4.3 Residential densities shall be determined in accordance with Council's Residential Densities Development Control Plan.
- 4.4 Lots shall be of a width and size to take account of any unstable ground and the land slope with minimum standard as follows:

<b>Land Slope %</b>	<b>Minimum Lot Width (metres)</b>	<b>Minimum Lot Depth (metres)</b>	<b>Minimum Area (square metres)</b>
15-20	18	35	630
20-25	21	40	840
25-30	24	50	1,200

4.5 Sites designated on the Plan for cluster housing development shall not be subdivided into allotments. Applications for development of these sites must address drainage, erosion and open space management issues.

4.6 Underground provision of electricity and telephone services shall be required in all developments or subdivisions.

## **5 OPEN SPACE AND COMMUNITY FACILITIES**

5.1 Areas to be provided for local open space and community facilities shall be in accordance with the Section 94 Contributions Plan 1 - Wyong District.

5.2 The locations of the areas to be provided for open space and community facilities shall be in accordance with the map associated with Amendment Number 1 to this plan.

## **6 DRAINAGE AND FILLING**

6.1 Drainage systems shall include adequate measures to prevent siltation and sedimentation of adjoining wetland.

6.2 Where lots are required to be filled to prevent flooding, works shall generally be within the area zoned for residential purposes.

## **7 STAGING AND IMPLEMENTATION**

7.1 A maximum of 250 lots shall be approved before construction of the roadabout at the intersection of the distributor road and the Pacific Highway is required.

## **8 EXTERNAL ROADS**

8.1 A monetary contribution for construction of a roundabout on the Pacific Highway at the intersection with Britannia Drive (Road No 1) based on the following cost apportionment:

Department of Housing  
 Lot 200 DP 896571  
 Lot 1 DP 189317  
 (Sector 1 and 2)

# Map 1 Wyong Development Control Plan No 33 - North Wyong Urban Development Area



Map 2  
 North Wyong Project No 12118  
 Proposed Development Control Plan

