

DCP 35

BUFF POINT

This plan shall be known as:

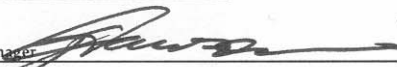
BUFF POINT
DEVELOPMENT CONTROL PLAN NO 35

OBJECTIVES

This Development Control Plan aims to achieve the following:

- 1 Provide for a schematic road and subdivision layout for the subject lands to ensure orderly development of the unsubdivided residential lots.
- 2 Provide for the sequential dedication and construction of roads as subdivision occurs.
- 3 Provide for appropriate contributions towards the value of the Council land to be used for the provision of road.
- 4 Provide for appropriate contributions towards services and infrastructure in accordance with Council's policies.
- 5 Provide for orderly and economic development of the land.
- 6 Provide land primarily for detached housing generally not exceeding a height of two storeys and with private gardens in an environment free from commercial and other incompatible activities and buildings.
- 7 Provide for other uses, only where they:
 - i. Are compatible with the residential environment and afford services to residents at a local level; and
 - ii. Are unlikely to adversely affect residential amenity or place demands on services beyond the level reasonably required for detached housing.
- 8 Encourage residential development that will achieve efficient use of existing physical and social infrastructure.

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: 14 March 1991 Effective: | Dated _____ |
| Certified in accordance with the Environmental Planning and Assessment Act 1979 and Regulations | General Manager  Date _____ |

The Development Control Plan has been prepared pursuant to Section 72 of the of the Environmental Planning and Assessment Regulations 1980.

LAND TO WHICH THIS PLAN APPLIES

This Plan applies to the lands at Buff Point identified in Appendix "A" to Development Control Plan No 35 with access to Narambi Road, Elouera Avenue, Vincent Close, Kyong Avenue, Moran Road and Regent Street.

IMPLEMENTATION

In its determination of applications for the development of the land to which this plan applies, Council will require:

- 1 The dedication and sequential construction of roads in the location shown on the Development Control Plan map.
- 2 The payment of appropriate contributions at the time of subdivision consent in accordance with Council's Contribution Policy.
- 3 The payment of a proportional contribution as determined by Council towards water and sewer augmentation.

- 4 The dedication and construction of Vincent Close in the location shown on the Development Control Plan Map with 16.46 metres wide road reserve, from its western intersection with Elouera Avenue, through Lot 382, sequentially to its connection with the existing cul-de-sac head at its eastern extremity.
- 5 With respect to lands affected by the extension of Vincent Close, the payment of a proportional contribution as determined by Council towards the acquisition of land and the construction of Vincent Close to Eleoura Avenue through Lot 382 DP 13209, as indicated by shading on the Development Control Plan Map.

SAVINGS PROVISION

Any person making application for the development of properties affected by this plan shall have due regard for the provisions of Wyong Local Environmental Plan 1987 - Urban Lands and of any other development codes as are adopted by Council at the time of application.

Council reserves the right to vary the requirements of the plan to a minor extent, only having regard to the physical constraints of any given site or any improvements erected thereon.

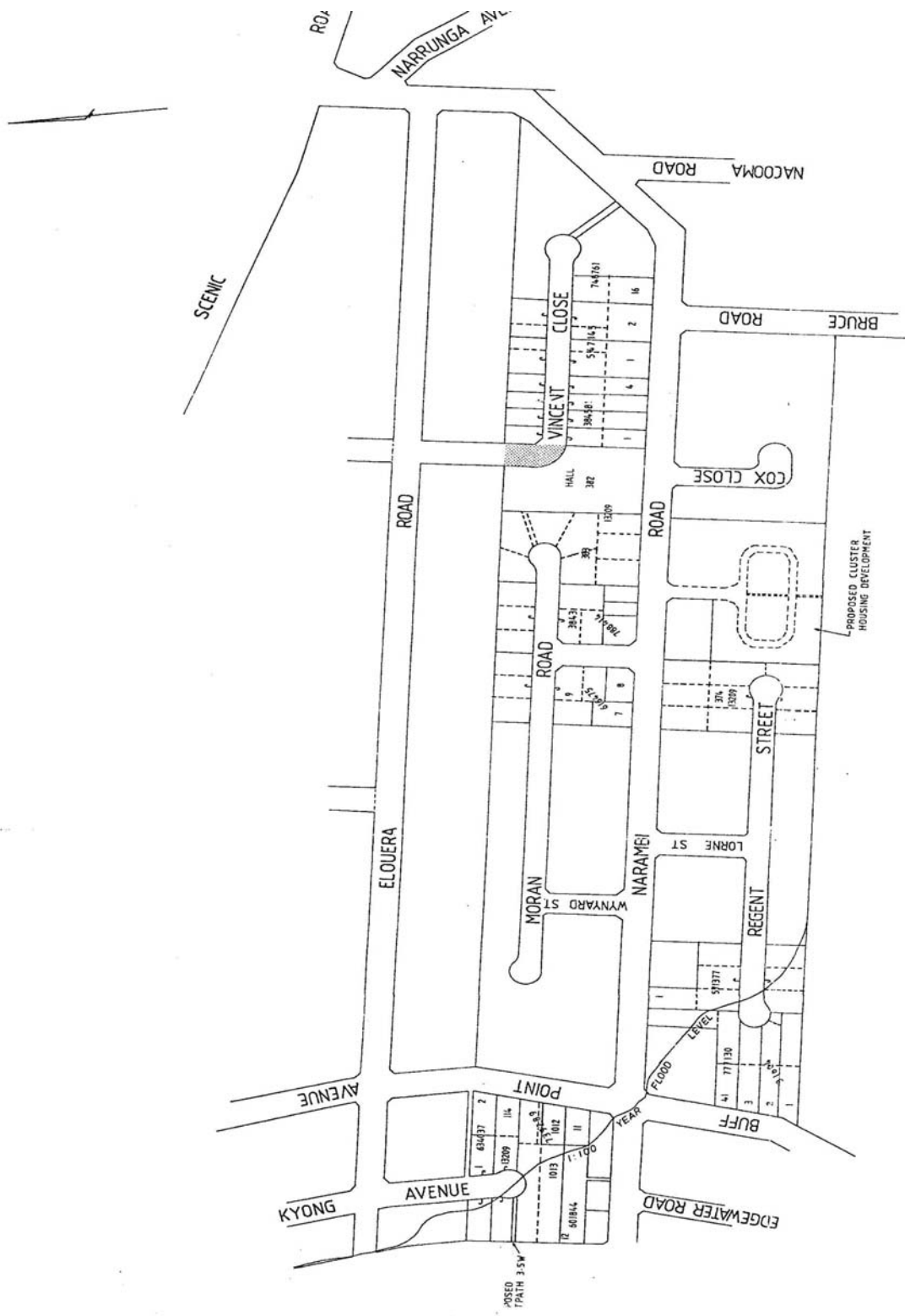
| APPENDIX "A" Property | Site Area m2 |
|--|--------------|
| Lot 3 DP 248913 Narambi Road BUFF POINT | 573.9 |
| Lot 374 DP 13209 Narambi Road BUFF POINT | 6,677 |
| Lot 376 DP 13209 Narambi Road BUFF POINT | 6,677 |
| Lot 4 DP 565833 Narambi Road BUFF POINT | 4,954 |
| Lot 1 DP 565833 Narambi Road BUFF POINT | 573.8 |
| Lot 2 DP 565833 Narambi Road BUFF POINT | 573.8 |
| Lot 3 DP 565833 Narambi Road BUFF POINT | 573.8 |
| Lot 1 DP 571377 Narambi Road BUFF POINT | 5,299 |
| Lot 2 DP 571377 Narambi Road BUFF POINT | 850.7 |
| Lot 3 DP 571377 Narambi Road BUFF POINT | 526.6 |
| Lot 1 DP 248913 Narambi Road BUFF POINT | 573.9 |
| Lot 2 DP 248913 Narambi Road BUFF POINT | 573.9 |

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| <u>Property</u> | <u>Site Area</u> m2 |
|---|------------------------|
| Lot 1 DP 384581 Narambi Road BUFF POINT | 935.8 |
| Lot 2 DP 384581 Narambi Road BUFF POINT | 935.8 |
| Lot 3 DP 384581 Narambi Road BUFF POINT | 935.8 |
| Lot 4 DP 384581 Narambi Road BUFF POINT | 935.8 |
| Lot 1 DP 547145 Narambi Road BUFF POINT | 3,010 |
| Lot 2 DP 547145 Narambi Road BUFF POINT | 3,010 |
| Lot 383 DP 13209 Narambi Road BUFF POINT | 6,026 |
| Lot 1 DP 634037 Narambi Road BUFF POINT | 1,512 |
| Lot 114 DP 13209 Narambi Road BUFF POINT | 2,023 |
| Lot 1013 DP 739289 Buff Point Avenue BUFF POINT | 3,390 |
| Lot 1012 DP 739289 Buff Point Avenue BUFF POINT | 577.8 |
| Lot 12 DP 601844 Narambi Road BUFF POINT | 1,474 |

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| Property | Site Area m2 |
|--|--------------|
| Lot 11 DP 601844 Buff Point Avenue BUFF POINT | 461.5 |
| Lot 10 DP 601844 Buff Point Avenue BUFF POINT | 963.6 |
| Lot 1 DP 556272 Narambi Road BUFF POINT | 480.6 |
| Lot 2 DP 556272 Narambi Road BUFF POINT Draft Development Control Plan No 35 – Buff Point | 461.6 |



CONTRIBUTIONS REQUIRED FOR ROADWORKS

DRAFT DEVELOPMENT CONTROL PLAN
 N935 BUFF POINT

NOTE: THE 1:100 YEAR FLOOD LEVEL IS
 APPROXIMATE ONLY

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