

DCP 38 WARNERVALE EAST INDUSTRIAL AREA

This plan shall be known as:

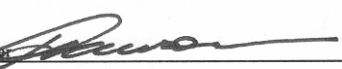
WARNERVALE EAST INDUSTRIAL AREA
DEVELOPMENT CONTROL PLAN 38

OBJECTIVES

This Development Control Plan aims to achieve the following:

- 1 This plan aims to recommend a desirable form and character in developments within all freehold lots.

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: 370 12 TH December 1990 Effective: 10 th January 1991 Certified in accordance with the Environmental Planning and Assessment Act 1979 and Regulations	Dated _____ General Manager  Date: _____
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CITATION

1. This plan may be cited as "Wyong Development Control Plan No. 38 Warnervale East Industrial Area".

STATUS

2. This plan is a development control plan prepared and adopted pursuant to section 72 of the Environmental Planning and Assessment Act, 1979. It is a policy document for the general guidance of Council in the exercise of its duties and functions under the Act.

INCONSISTENCY BETWEEN PLANS

3. In the event of an inconsistency between this plan and any other Development Control Plan; this plan shall prevail to the extent of the inconsistency.

LAND TO WHICH PLAN APPLIES

4. This plan applies to all land shown by heavy edging on the map Figure 1- "Warnervale East Industrial Area".

SUBDIVISION LAYOUT

5. An indicative subdivision layout is shown on the Development Concept Plan - Figure 1.

LOT SIZES

6. The minimum area required for an allotment is 2,000 square metres.

ALLOTMENT SHAPE

7. Allotments shall be near as practical approximately rectangular in shape. Allotment shapes to be avoided are triangular and elongated, ie. length being more than 2.5 times width.

SITE COVERAGE

8. The maximum area of site allowed to be covered by buildings shall be 50%. In determining the maximum area of site allowed to be covered by buildings the area of the total site, including the open space buffer should be used.

BUILDING SETBACKS

9. No buildings are to be located within setback areas. Setbacks are to be developed as landscape only unless noted otherwise.

MINIMUM BUILDING SETBACK

10. These shall be as follows:

Road Frontages - 10 metres

Other Boundaries - 3 metres

For the purposes of this clause corner lots will be deemed to have two road frontages.

The building setbacks and envelopes for each lot are indicated on Figure 1A.

OPEN SPACE BUFFER

11. Landscaping to a design satisfactory to Council shall be required in areas zoned 6(c) Open Space and Recreation and shown on the Development Control Plan as open space buffer areas.

DEVELOPER CONTRIBUTIONS

12 The following Section 94 contributions apply and are calculated using the methods in this section:

- (a) All roads, drains and other works and services required as a result of subdivision shall be provided by the developer at no cost to Council. Both the legal right of access and drainage easements will be required to be created prior to the release of any building application.
- (b) Contribution to water and sewerage headworks at a rate of 5 Equivalent Tenements per hectare of industrial zoned land in accordance with Council's policy.
- (c) Contribution to the acquisition of the open space buffer.

The amount of contribution is to be calculated by:-

$$\frac{\text{area to be developed (ha)}}{\text{Total area of Warnervale East Industrial Estate}} \times \text{total estimated cost of acquisition}$$

at the time of the subdivision.

- (d) Contribution to the acquisition of the local road widening.

The amount of contribution is to be calculated by:-

$$\frac{\text{area to be developed (ha)}}{\text{Total area of land shown by Figure 2.}} \times \text{total estimated cost of acquisition}$$

- (e) Contribution to the construction of local road improvements.

$$\frac{\text{area to be developed (ha)}}{\text{Total area of land shown by Figure 2.}} \times \text{total estimated cost of construction}$$

- (f) Contribution to the augmentation of sewer to service the industrial estate.

$$\frac{\text{area to be developed (ha)}}{\text{Total area of sewer catchment (identified in accordance with report on file S2/CH/4 adopted by Council 13/9/89)}} \times \text{total cost of provision}$$

- (g) Contribution to the acquisition and construction of external drainage. The amount of contribution is to be calculated on the basis of information supplied in the report prepared by Willings and Partners entitled Trunk Drainage Investigation: Warnervale East 7b: Stage 2 - Flood Plain Management

area to be developed (ha) x total estimated cost of
Total area of Warnervale acquisition and construction
East Precinct 7(b)
Drainage Catchment

WARNERVALE EAST INDUSTRIAL ESTATE

ARIZONA ROAD

SCHEDULE OF CONTRIBUTIONS (1991)

Not for public release

	Cost per Hectare	Cost per ET
Water Headworks	-	\$950/ET
Water Augmentation	-	-
Sewer Headworks	-	\$600/ET
Sewer Augmentation	-	\$1120/ET
Drainage		
- land acquisition		\$ 224/ET
- construction		<u>\$ 994/ET</u>
Total		\$1,218/ET
Roadworks		
- Arizona/Mataram Road Re-alignment	-	\$113/ET
- Local road reconstruction	-	\$170/ET
- road widening (acquisition)		<u>\$ 73/ET</u>
		\$724/ET
Open Space Buffer		
- land acquisition		\$6684/ET

Notes

1. Contributions effective from 12/12/90 and subject to indexing thereafter in accordance with Council policy.
2. Contributions have been artificially reduced to a cost/ET in an effort to provide a common calculation method.
3. Assume 5 Equivalent Tenements per hectare of industrially zoned land.
4. Total area of industrial zoned land is 7.9 hectares.

SCHEDULE OF COSTS ACCEPTED FOR

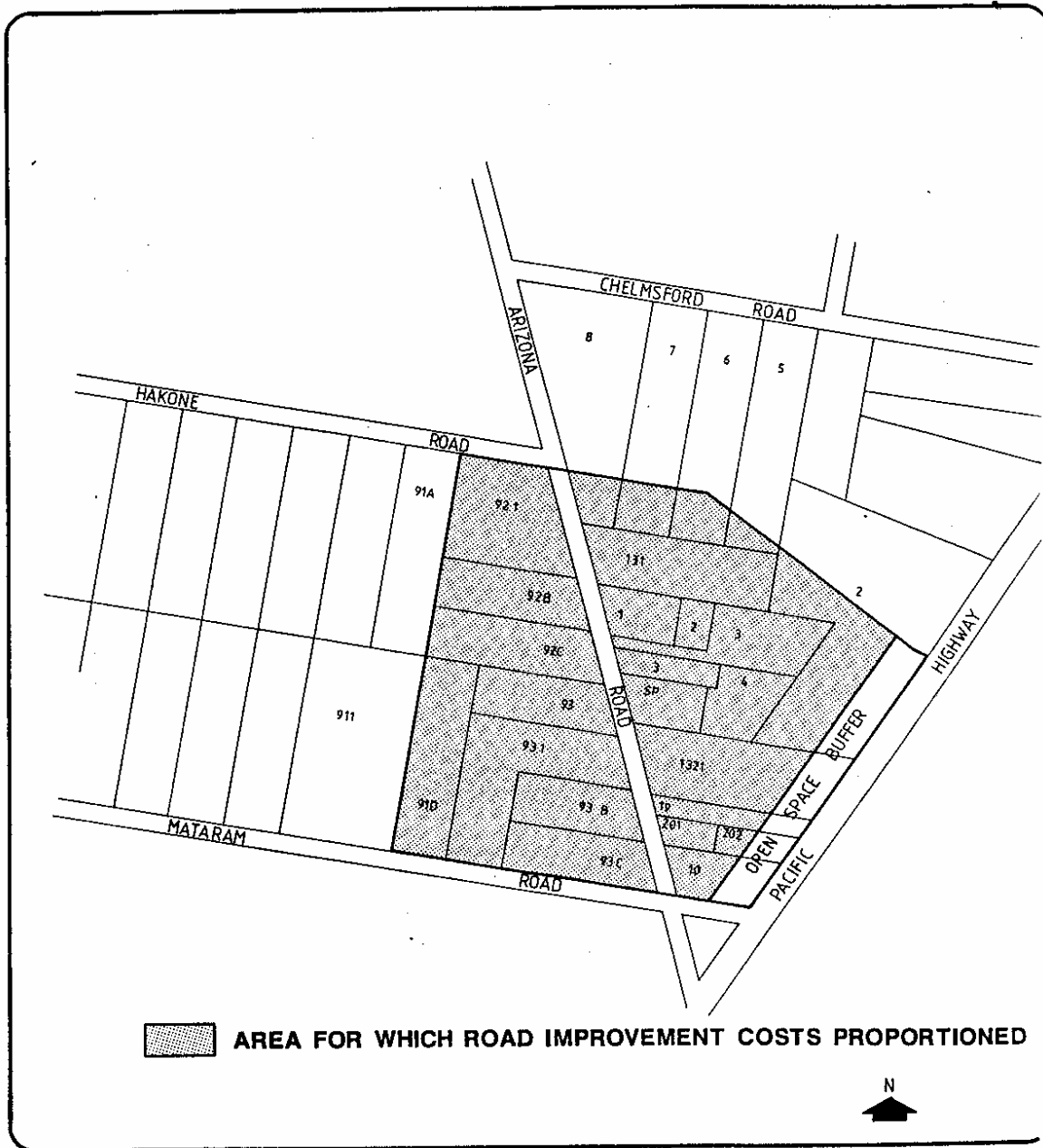
WARNERVALE EAST INDUSTRIAL ESTATE

Not for Public Release

	Total Cost 1990 \$
1. Road improvements	
- reconstruction Arizona Road	\$34,000
- road widening acquisition	\$13,000
- road widening construction	<u>\$19,000</u>
	\$66,750
2. Open Space Buffer	
- acquisition of 9190m2	\$264,000
3.# External Drainage	
- land acquisition	\$2093 per hectare
- construction	\$14000 per hectare

Notes

- 1.# Drainage costs have been determined in accordance with the findings of investigations completed by Willings and Partners for Precinct 7(b): Warnervale East. Land acquisition costs have been extrapolated from information supplied by Council's valuer, Robertson and Robertson.
2. Details of road reconstruction works can be found on I20/CH000.

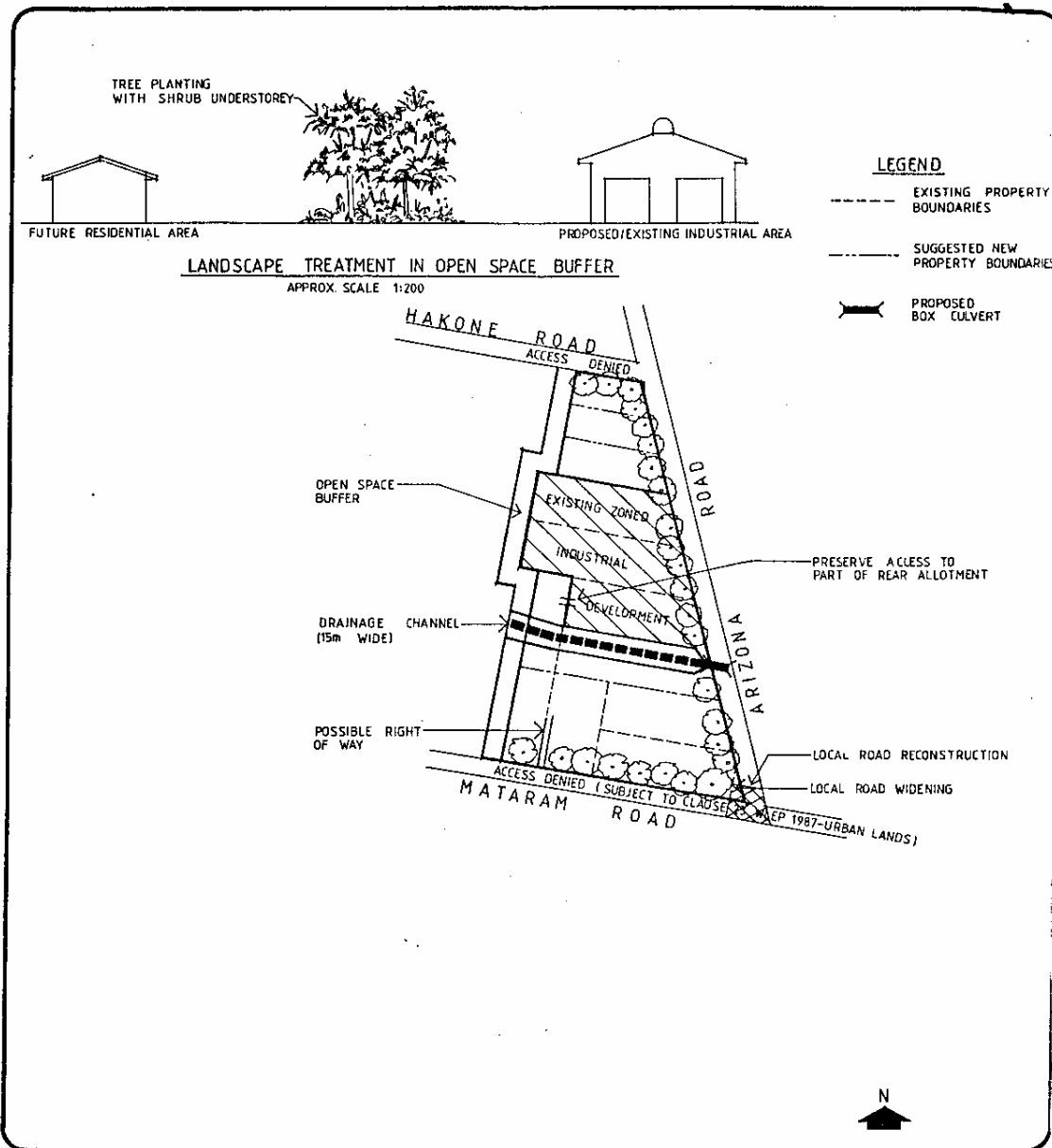



AREA FOR WHICH ROAD IMPROVEMENT COSTS PROPORTIONED



DEVELOPMENT CONTROL PLAN WARNERVALE EAST INDUSTRIAL ESTATE

PLANNING INSTRUMENT				
LOCAL ENVIRONMENTAL PLAN 1987 - URBAN LANDS (AMENDMENT No49)				
DATE	SCALE	FILE	DRAWN BY	PLANNING OFFICER
5/9/90	1:4,000	12/2/CH	J. QUICK	R. STEPHENS
DEVELOPMENT CONCEPT MAP			FIGURE 2	



DEVELOPMENT CONTROL PLAN WARNERVALE EAST INDUSTRIAL ESTATE				
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5/9/90	1:4,000	12/2/CH	J. Quick	R. Stephens
PLAN N°	DEVELOPMENT CONCEPT MAP			FIGURE 1