

DCP 44

SAN REMO

COMMUNITY CENTRE

This plan shall be known as:

SAN REMO COMMUNITY CENTRE


DEVELOPMENT CONTROL PLAN 44

OBJECTIVES

This Development Control Plan aims to achieve the following:

1. Provide for separation of the various land uses permissible under the zoning.
2. Maximise opportunities for medium density residential development in a manner sympathetic with adjoining land uses.
3. Preserve the amenity and enhance the natural setting through the retention of significant vegetation and the provision of landscaped buffer areas.
4. Provide for the construction of noise attenuation works and a cycleway/footpath within the buffer area.
5. Rationalise the existing bus turning area on Brava Avenue within an appropriate road reserve.
6. Deny pedestrian and vehicular access to the hotel/motel from the residential area and community facility areas.
7. Restrict or deny access to certain roads or locations to improve traffic safety and functioning.
8. Identify Section 94 contributions applicable when development of the land occurs and the method of calculation.

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: 11 th November 1992 Effective:	Dated _____
Certified in accordance with the Environmental Planning and Assessment Act 1979 and Regulations	General Manager  Date: _____

CITATION

This plan may be cited as Wyong Development Control Plan No 44 - San Remo Community Centre.

LAND TO WHICH THIS PLAN APPLIES

This plan applies to Lots 160 and 161 DP 46754, Lot 53 DP 218442, Lots A and B DP 414766, Lot 178 DP 727728 and Portion 11 Parish of Munmorah, Brava Avenue, San Remo.

RELATIONSHIP TO PLANS

1. This plan is to be read in conjunction with Wyong Local Environmental Plan 1991, as amended.
2. Where inconsistencies arise between this plan and other Council codes and policies, this plan shall prevail to the extent of the inconsistency.

DEVELOPMENT

Development of the land to which this plan applies shall generally be carried out in accordance with the principles outlined in Figure 1 of the Development Control Plan.

IMPLEMENTATION

In any development of the land to which this plan applies, the following will be required/taken into consideration by Council in determining any development application:

A. Landscape Requirements

1. A maximum number of trees shall be retained in buffer zones along the boundary adjacent to the Pacific Highway and Goorama Avenue. (see figure 1).

2. The 6(c) landscape buffer zone contained within Lot 161 DP 46754 shall be dedicated to Council and embellished to complement existing vegetation and to screen development from the Highway and Goorama Avenue.
3. Development of land adjoining the Pacific Highway and Goorama Avenue shall comply with the requirements for Category 3 developments under the provisions of Council's Landscape Policy.
4. Site treatment should minimise hard stand areas and provide areas for trees equal in height to the proposed development.
5. Landscaping should be provided to effectively screen the residential area from the commercial area and community facility and carparking area generally in accordance with Figure 1.
6. Carparking design is to have regard for existing trees which should be retained whenever possible.
7. All applications for development are to identify that existing stands of vegetation which have been integrated with the design. This will require individual trees to be identified on plans submitted with development applications.

B. Noise Attenuation Measures

1. The natural barrier of trees and shrubs in the buffer area along the Pacific Highway and Goorama Avenue frontage of the residential area should be maintained and integrated with an appropriate noise barrier which includes a landscaped earth mound, with further planting of trees and shrubs to ensure privacy and achieve:
 - a. Noise levels below L10 18 hour 60dBA at the residential boundary of all allotments.
 - b. Internal noise levels for the residential component of any proposed buildings which comply with AS2107-1987 Recommended Design Sound Levels and Reverberation Times for Building Interiors.
2. Where the noise levels referred to above cannot be achieved Council may require the provision of greater setbacks from the Pacific Highway or Goorama Avenue for any residential component of the development.

C. Community Facilities

1. Land zoned 5(a) Special Uses - Community Facilities and Carparking shall be provided for the development of community facilities subject to development consent from Council.

The land is required to meet additional demand generated

by community groups and organisations in the locality.

2. Proposed community facilities shall be integrated with the existing facilities already established on Lot 160 DP 46754 Brava Avenue shown in Figure 1.
3. A minimum of 3,000 square metres is to be developed on land zoned 5(a) Community Facilities and Carparking for use as a play area with the installation of playground equipment. The play area is to be available for public use.

D. Roads and Vehicle Access

1. Direct vehicular access to the Pacific Highway and Goorama Avenue shall be prohibited.
2. Direct vehicular access to Brava Avenue is to be restricted to one point only for the Community Facilities site and one point only for the 2(b) zone land as indicated in the map supporting the plan (Figure 1).
3. Direct vehicular access from dwellings on land zoned 2(b) to Brava Avenue is prohibited.
4. Access should be designed to avoid conflict between pedestrians and vehicles.

E. Drainage and Erosion Control

1. Development shall be carried out in such a way so as to minimise or prevent erosion, both during and after construction. Erosion control measures required may include:

- a. Scour protection;
 - b. The provision of sediment/nutrient traps.
2. A contribution and/or works towards a local drainage scheme will be required at no cost to Council. The first development will be required to submit a satisfactory drainage proposal for the whole of the site and downstream requirements.

F. Pedestrian, Cycleway and Bus Systems

- 1. Provision shall be made for a pedestrian/cycleway system linking community facilities, North Lakes High School and open space areas. Such a system shall be integrated within the existing road network to facilitate pedestrian access and circulation throughout the centre and to connect with the proposed pedestrian over/underpass across the Pacific Highway to connect with the Blue Haven urban release area. (See figure 1) All costs shall be met by the developer.
- 2. A man-proof fence shall be provided along the eastern boundary of the hotel/motel site upon development of the community facilities and residential land.
- 3. Adequate provision shall be made for the turning movements of buses presently utilising the bus lay-by located adjacent to the North Lakes School in Brava Avenue.

- 4. The existing bus turning area is to be contained within a dedicated road reserve when development of Lot 178 occurs.
- 5. The developer should have regard for Technical Circular No 7 of the Department of Planning with respect to design for bus movements within the site. Local bus companies should be consulted to discuss the possibilities of extending the present bus route to cater for both the neighbourhood centre and local schools.

G. Section 94 Contributions

- 1. For development on land to which this plan applies, Council will require contributions towards:
 - a. Water and sewer headworks in accordance with Council's Policy No D5 and D6.
 - b. Open space in accordance with Council's Policy No D6.
 - c. Community facilities in accordance with Council's Policy No D2.
 - d. Water and sewer distribution and drainage. The amount of the contribution is to be calculated by:

$\frac{\text{Area to be Developed (ETs)} \times \text{Total Estimated Cost of Works}}{\text{Catchment Area (ETs)}}$

Catchment Area (ETs)

2. The above contributions are detailed in an attached schedule.
3. In the case of the contribution required for open space and community facilities, Council will permit land dedicated for such purposes to be off set against the required contribution.
4. For water and sewer distribution, road and drainage contributions, works in kind may be required in lieu of a cash contribution.
5. Contributions are subject to annual indexation in accordance with Council Policies No D2, D5 and D6.

H. Engineering Services

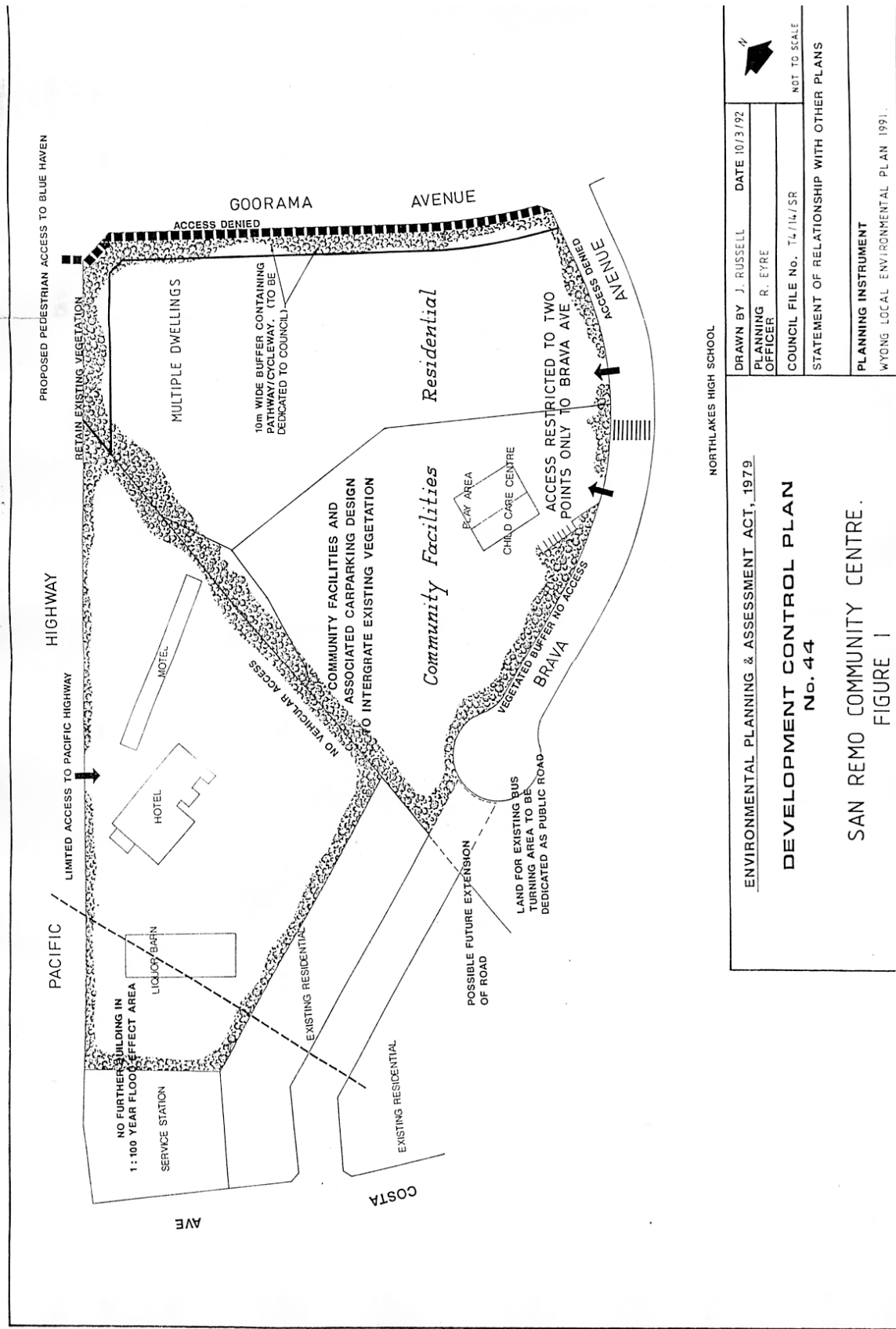
The developer shall be responsible for any costs relating to alterations and extensions of existing roads, drainage and other public utilities in respect of any development.

WYONG DEVELOPMENT CONTROL PLAN NO 44

SCHEDULE OF CONTRIBUTIONS 1991

Water headworks	\$950/ET
Sewer headworks	\$600/ET
Sewer distribution	\$1,640/ET
Water distribution	\$980/ET
Drainage	To be determined by drainage investigation/study
Open space	\$60/m ²
Land for community facilities	\$60/m ²
Construction of community buildings	\$970/ET/lot

Fig 44 San Remo Community Centre



NORTHLAKES HIGH SCHOOL

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979	
DEVELOPMENT CONTROL PLAN No. 44	
SAN REMO COMMUNITY CENTRE. FIGURE 1	
DRAWN BY J. RUSSELL	DATE 10/3/92
PLANNING OFFICER R. EYRE	
COUNCIL FILE NO. T4/14/SR	NOT TO SCALE
STATEMENT OF RELATIONSHIP WITH OTHER PLANS	
PLANNING INSTRUMENT	
WYONG LOCAL ENVIRONMENTAL PLAN 1991.	