

Commences 2 December 2014

Development Control Plan 2011

Volume 11 – Urban Release Areas



Wollondilly
Shire Council

Revision History

Volume	Last Modification
Volume 1	1.1
Volume 2	1.4
Volume 3	1.4
Volume 4	1.4
Volume 5	1.4
Volume 6	1.0
Volume 7	1.0
Volume 8	1.0
Volume 9	1.4
Volume 10	1.4
Volume 11	1.4

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PART 1 – PRELIMINARY

1.1 Introduction

Clause 6.3 of Wollondilly Local Environmental Plan requires a development control plan to address certain matters prior to the grant of development consent for a range of developments. This volume details how this Development Control Plan satisfies the requirements of this clause across its volumes.

1.2 Objective

1. To satisfy the requirements of Clause 6.3 of Wollondilly Local Environmental Plan.
2. To achieve the objectives of Clause 6.3 of Wollondilly Local Environmental Plan.

1.3 Interpretation

In this plan, unless the context clearly indicates otherwise, words have meaning as defined in Wollondilly Local Environmental Plan, 2011, and State Environmental Planning Policy (Exempt and Complying Development Codes), 2008.

1.4 Parts of this DCP

This DCP has two parts. The first being this introductory part and the second being the provisions relating to each Urban Release Area.

1.5 Relationship to other Volumes

This Volume applies to all Urban Release Areas within Wollondilly LGA as identified in Wollondilly Local Environmental Plan, 2011.

Where there is an inconsistency between the provisions in this volume and another provision of this DCP the other volume shall apply to the extent of the inconsistency:

PART 2 – Urban Release Areas

5.1 Wilton Park, Wilton (Bingara Gorge)

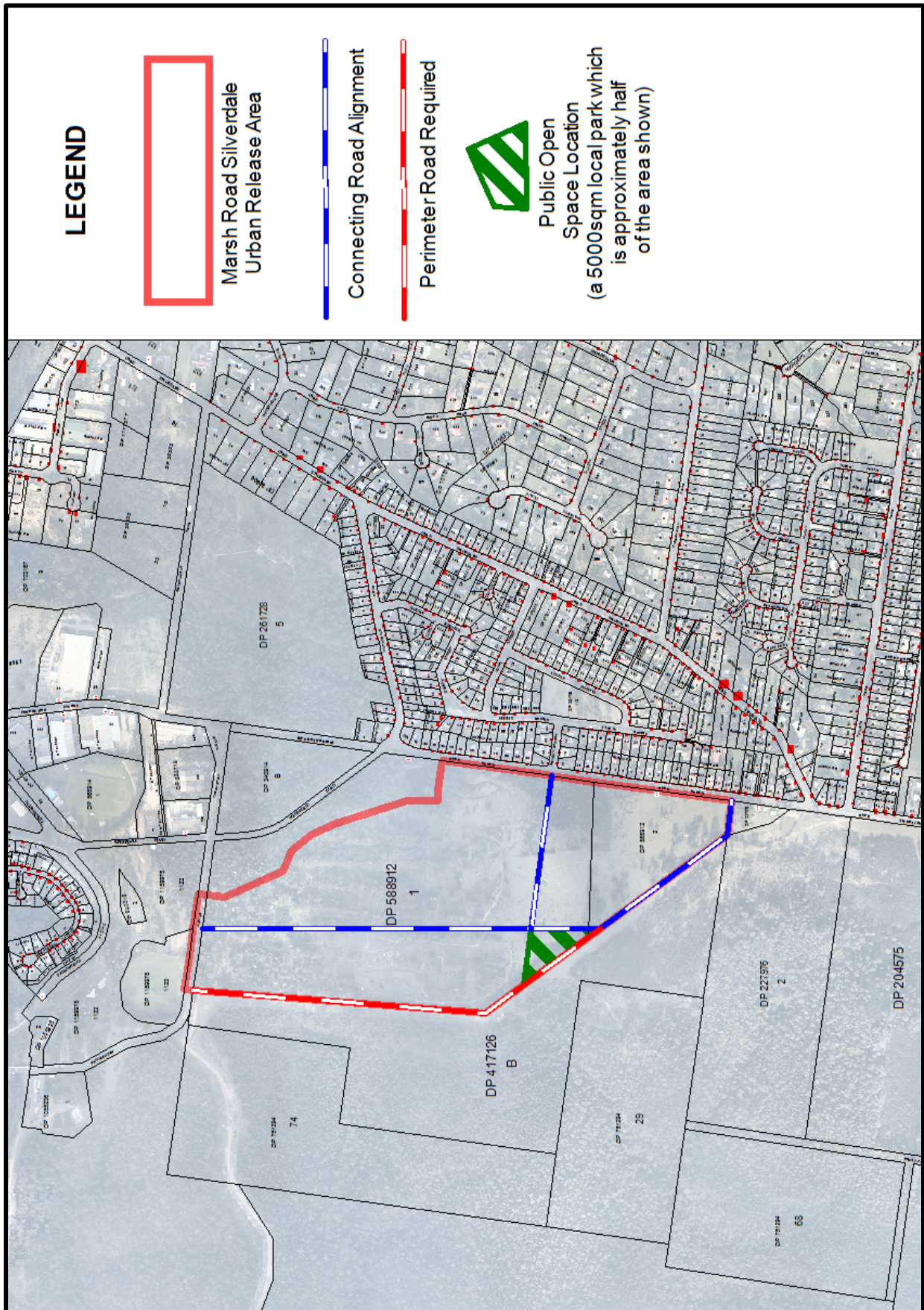
This Urban Release Area is subject to Clause 6.3 (4) which grants it an exemption from requiring further provisions in this volume.

5.2 Marsh Road, Silverdale (Former Lion Safari Park)

Requirement of LEP	Control(s)
<i>(a) a staging plan for the timely and efficient release of urban land making provision for necessary infrastructure and sequencing,</i>	<ol style="list-style-type: none"> 1. The development of the land is to be staged to ensure that intersections are to be provided to allow for a connecting road through the development generally in accordance with the map provided as Figure 1 of this section. 2. The development staging shall ensure that housing is delivered to front Marsh Road and Farnsworth Avenue as early as practical in the development. 3. The development may be undertaken in any number of stages.
<i>(b) an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists,</i>	<ol style="list-style-type: none"> 1. The road hierarchy shall ensure that roads step down from the connecting roads provided generally in accordance with the map provided as Figure 1 of this section to progressively lower volume roads. 2. There is to be no access from the perimeter road directly on to Production Avenue.
<i>(c) an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for both the public and private domain,</i>	The site does not contain any features warranting special controls under this volume. The objective of this provision is achieved by satisfying Sections 2.4, 2.5 and 2.6 of Volume 1 of this plan. The most significant native vegetation on the site is zoned E2 Environmental Conservation and is excluded from the urban release area.
<i>(d) a network of passive and active recreational areas,</i>	<ol style="list-style-type: none"> 1. This development is to utilise the existing facilities at Warragamba and is to provide a local park of approximately 5000m² generally in the location identified in Figure 1. It should be noted that a park of this size will occupy approximately half of the area identified. 2. An off-carriageway pedestrian shared pathway is to be provided for the perimeter of the urban release area and is to be connected to the existing footpath in Warradale road along both Marsh Road and Production Avenue.
<i>(e) stormwater and water quality management controls,</i>	Are to be provided in accordance with Section 3.3 of Volume 10 of this plan.
<i>(f) amelioration of natural and environmental hazards, including bush fire, flooding and site contamination and, in relation to natural hazards, the safe occupation of, and the evacuation from, any land so affected,</i>	<p>Bushfire</p> <p>Development is to comply with the most recent version of the NSW Rural Fire Service's Planning for Bushfire Protection. Perimeter roads are to be provided in the locations identified in Figure 1.</p>

	<p>Flooding Development is to comply with Section 2.7 of Volume 1 of this plan.</p> <p>Contamination Development is to comply with State Environmental Planning Policy No. 55 – Remediation of Land.</p>
<i>(g) detailed urban design controls for significant development sites,</i>	The precinct contains no significant development sites.
<i>(h) measures to encourage higher density living around transport, open space and service nodes,</i>	The site contains no areas which are particularly desirable for higher density living.
<i>(i) measures to accommodate and control appropriate neighbourhood commercial and retail uses,</i>	Neighbourhood shops should only be located at intersections of Marsh Road with new roads servicing the precinct.
<i>(j) suitably located public facilities and services, including provision for appropriate traffic management facilities and parking.</i>	The precinct will rely on existing facilities at Warragamba.
<i>(a) measures to protect the water quality in, and the ecological integrity of, any special area in the vicinity of that land,</i>	The development shall be provided with an integrated stormwater reticulation and treatment system to achieve a neutral or beneficial impact on the quality of stormwater leaving the site.
<i>(b) security measures of any special area in the vicinity of that land,</i>	The boundary of the urban release area with Lot B DP 417126 shall be provided with security fencing to the satisfaction of Sydney Catchment Authority. The maintenance and retention of this fencing shall be secured on future residential lots through appropriate covenants on the lots.
<i>(c) measures to ameliorate any adverse affect on the operation of the Sydney Catchment Authority helipad that is adjacent to that land.</i>	<p>Prior to determining a development application for development to which Clause 6.3 of Wollondilly Local Environmental Plan 2011 applies, the consent authority shall be satisfied that:</p> <ul style="list-style-type: none"> a) Any dwelling to be constructed on a lot created by subdivision of the land will be acoustically treated to ameliorate any adverse noise impacts from the nearby Sydney Catchment Authority helipad; and b) Any structure erected on a lot created by subdivision of the land will be of a height that it does not result in any adverse effect on the operation of the nearby Sydney Catchment Authority helipad.

Figure 1: Conceptual Layout



5.3 Picton, Tahmoor, Thirlmere New Urban Lands (PTT)

Requirement of LEP	Control(s)
<i>(a) a staging plan for the timely and efficient release of urban land making provision for necessary infrastructure and sequencing,</i>	1. The development of the land is to be staged to ensure that access roads are generally in accordance with the relevant requirements in Part 4 of Volume 10 of this plan. 2. The development may be undertaken in any number of stages.
<i>(b) an overall transport movement hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists,</i>	1. The road hierarchy shall be in accordance with the relevant provisions in Part 4 of Volume 10 of this plan.
<i>(c) an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for both the public and private domain,</i>	The objective of this provision is otherwise achieved by satisfying Sections 2.4, 2.5 and 2.6 of Volume 1 and 4.1, 4.2, 4.3, 4.4 and 4.5 of Volume 10 of this plan.
<i>(d) a network of passive and active recreational areas,</i>	These developments are to utilise the existing facilities at Tahmoor, Thirlmere and Picton.
<i>(e) stormwater and water quality management controls,</i>	Are to be provided in accordance with Section 3.3 of Volume 10 of this plan.
<i>(f) amelioration of natural and environmental hazards, including bush fire, flooding and site contamination and, in relation to natural hazards, the safe occupation of, and the evacuation from, any land so affected,</i>	<u>Bushfire</u> Development is to comply with the most recent version of the NSW Rural Fire Service's Planning for Bushfire Protection. <u>Flooding</u> Development is to comply with Section 2.7 of Volume 1 of this plan. <u>Contamination</u> Development is to comply with State Environmental Planning Policy No. 55 – Remediation of Land.
<i>(g) detailed urban design controls for significant development sites,</i>	These precincts contains no significant development sites.
<i>(h) measures to encourage higher density living around transport, open space and service nodes,</i>	The site contains no areas which are particularly desirable for higher density living.
<i>(i) measures to accommodate and control appropriate neighbourhood commercial and retail uses,</i>	Neighbourhood shops should only be located at locations that maximise the distance between the neighbourhood shop and existing commercial centres.
<i>(j) suitably located public facilities and services, including provision for appropriate traffic management facilities and parking.</i>	The precinct will rely on existing facilities at Tahmoor, Thirlmere and Picton.

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