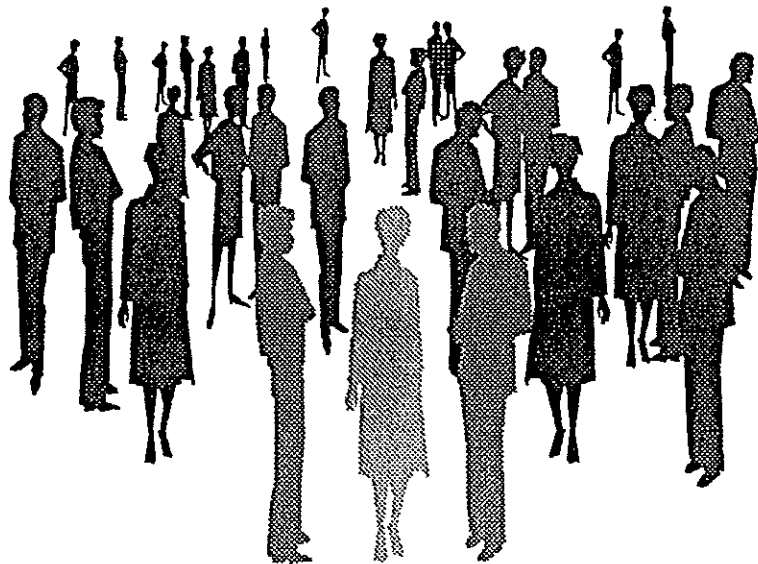


Wyangan Avenue Residential Precinct

Development Control Plan No.5

Amendment No 1



Adopted by Council 2/5/95
Effected from 5/5/95

Amendment No. 1 Adopted by Council on 21/5/96
Effected from 31/5/96

What is this plan called?

Development Control Plan No. 5 - Wyangan Avenue Residential Precinct.

Where does this plan apply?

To the land shown in Attachment A1.

What planning instrument is this plan made under?

Griffith Local Environmental Plan 1994.

When does this plan come into force?

Council adopted this plan at its meeting of 2 May 1995.

The plan took effect on 5 May 1995.

Amendment	Adopted	Effectuated
Amendment No. 1	21 May 1996	31 May 1996

1. What are the aims of this plan?

- to set criteria which will result in quality development of the Wyangan Avenue residential release area acceptable to the community.
- to provide a neighborhood which interacts with the surrounding residential area.

2. What area does this Development Control Plan apply to?

The undeveloped land, known as the Wyangan Avenue Residential Precinct as shown edged on Attachments A1 and A2.

3. If I propose to subdivide land in this area into residential lots, do I need to seek Development consent prior to the lodgment of a subdivision application?

Yes, both a Development Application and a Subdivision Application is required to be submitted for Council approval.

4. What standards do I need to comply with to subdivide or develop land?

Those shown in Attachment B. The layout of the subdivision would generally comply with Attachment A2.

5. If I do not agree with the layout or requirements in the attachments can an alternative be considered?

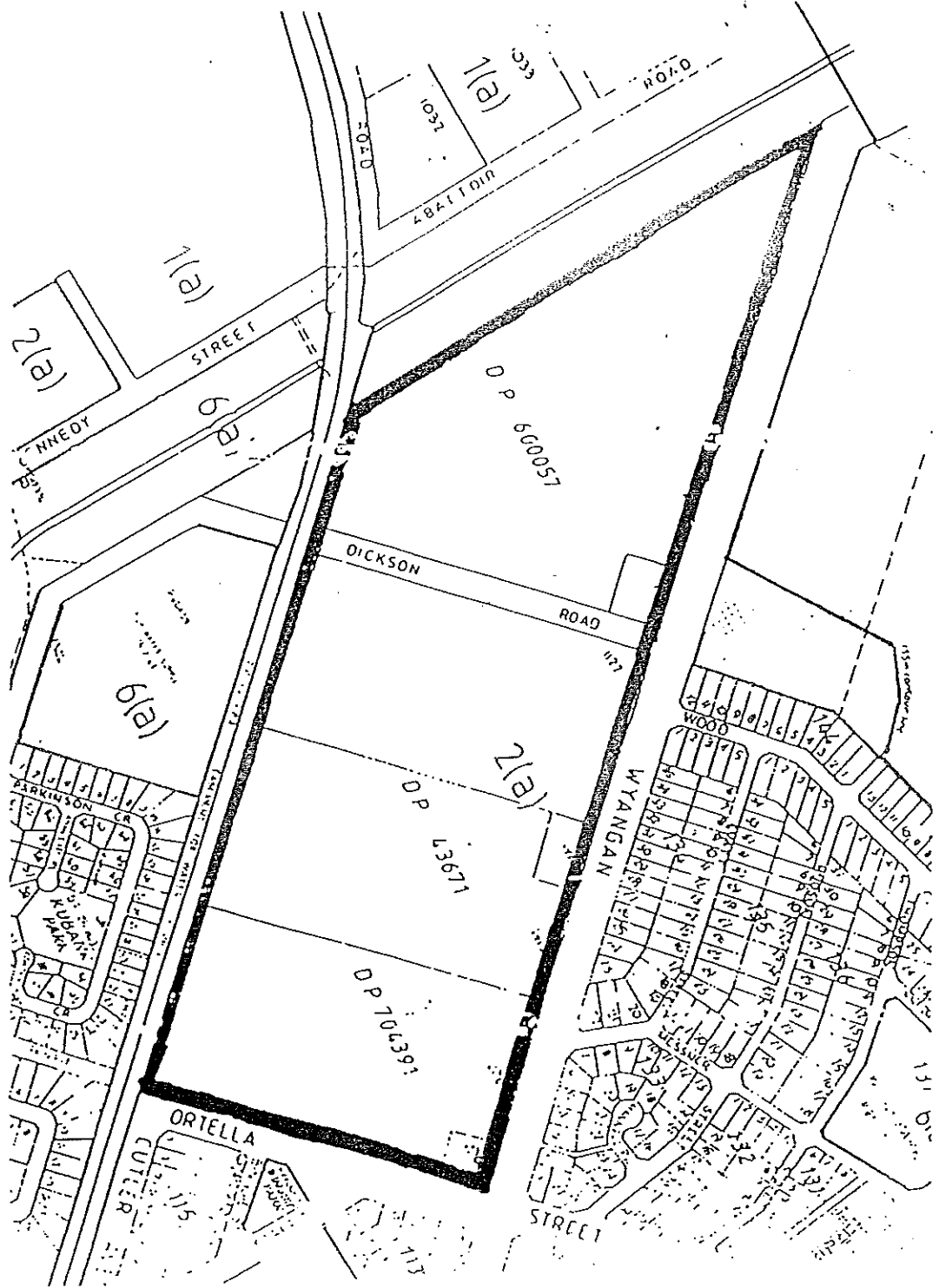
Yes. But you need to include reasons as to why there should be a variation to the layout or requirement.

Such applications will be advertised for public comment as they differ from the policies of Council set out in the Development Control Plan. Council will determine variations on the merits of the case.

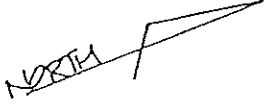
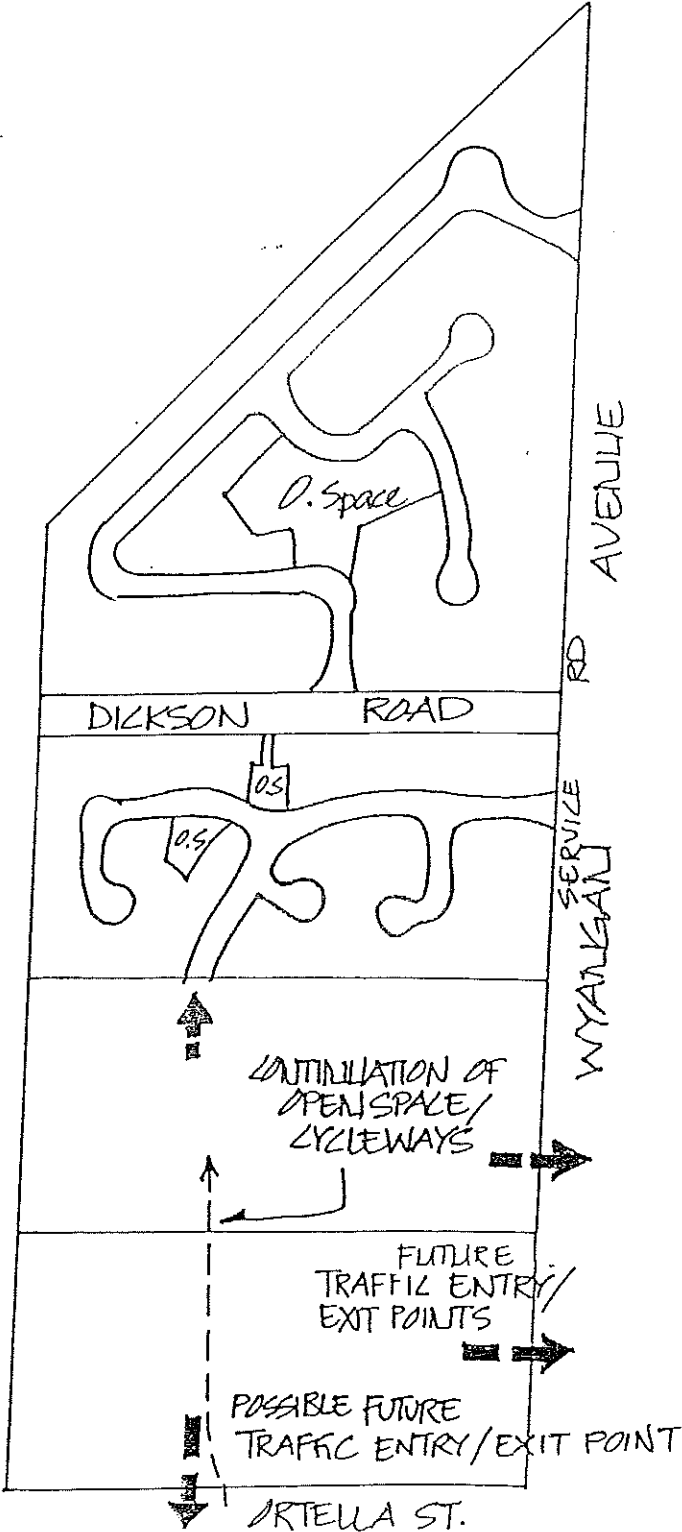
6. What other Development Control Plans apply to my development?

DCP 1 - Dual Occupancy
DCP 2 - Residential Flat
DCP 11 - Urban Subdivision
DCP 17 - Integrated Housing Development

ATTACHMENT A1



ATTACHMENT A2



ATTACHMENT B

STANDARD REQUIREMENTS

1. Minimum lot size of 700m².
2. Minimum width of 18 metres at the building line for a regular shaped lot and 12 metres at the building line for an irregular lot.
3. All engineering and construction works are to comply with Council's "Development Manual".
4. Reticulated public water, sewerage, underground electricity, gas and telephone services are to be connected to each lot.
5. The road pattern is generally to conform with the layout on Attachment A 2.
6. The public reserve areas as shown on Attachment A 2 being dedicated as a Public Recreation Reserve to Council.
7. A concept landscaping and embellishment plan of the public reserve areas is to be submitted with the Development Application. A detailed landscaping plan shall be required with the Subdivision Application. This shall include all retention basins. Street planting shall be carried out in accordance with Council's Development Manual.
8. Street names are to be approved by Council.
9. Report from a Geo-technical Engineer identifying soil types and their classification under AS 2870.
10. Submission of a report from a suitably qualified Hydrological Engineer:-
 - (a) advising that the site is not subject to flooding;
 - (b) showing the minimum floor levels for each lot as determined in accordance with Council's Flood Policy; and
 - (c) supplying details of storm water drainage.
 - (d) incorporating retardation basins.

Note: If necessary, the applicant shall provide evidence - sizing of culverts necessary to service adjoining future development to show that overland flow is able to be disposed of satisfactorily.

11. Land Contamination Report by an Environmental Scientist certifying that the land is not contaminated with agricultural chemicals or other materials and is suitable for residential development.
12. The building lines are to be a minimum of 6 metres.
13. Dickson Road is to be fully constructed to urban bitumen standard. The cost of upgrading this road is to be borne by the adjoining developers.
14. A s94 contribution for road upgrading or stormwater drainage is to be provided as required.
15. A building line level (for the access) is to be obtained from Council.

* **Note:**
Council's Development Manual is available from the Environmental Services Department of Council.