

CHAPTER 6.22 GLENNING VALLEY

1.0 INTRODUCTION

The purpose of this Chapter is to provide development requirements for land within the Glenning Valley, specifically, land identified within Figure 1.

The site comprises a ridge line which circumnavigates existing residential development located east of Bundeena Road and Bottlebrush Drive. It is bounded to the north by wetlands, the Enterprise Drive Light Industrial estate, whilst defined by part of Berkeley Road to the South.

Vegetation in the area comprises a number of threatened flora communities and individual species, and, in addition provides habitat for state and federally protected fauna, including the White-bellied sea eagle. As well as consisting of Endangered Ecological Communities (EECs), the central portion of the site connects to a state significant wetland.

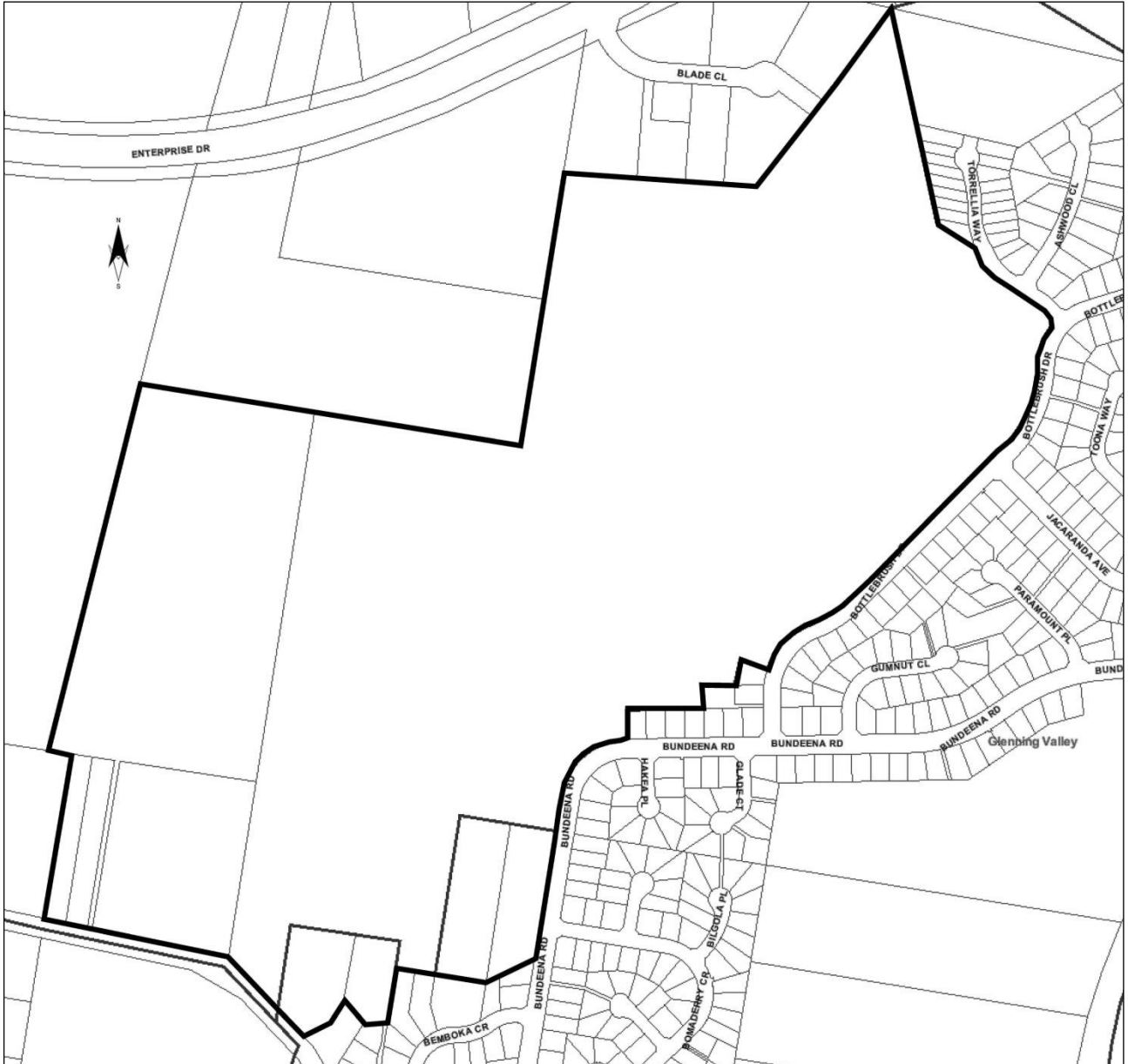
The development of the site is to be sympathetic to the significant environmental, topographic and visual attributes of the site. Development is to be undertaken in a manner that will enable the integration of the site with adjoining land and land uses, and provide a high standard of residential development for present and future residents of the area.

1.1 Objectives

- To specify requirements for the integrated and orderly development of the site, whilst responding and being sympathetic to its environmental, topographical and visually significant features.
- To appropriately integrate development with the existing built and natural environment.
- To provide a high quality and varied residential environment with access to open space, and community facilities.
- To provide attractive streetscapes which reinforce the functions of a street and enhance the amenity of dwellings and the neighbourhood
- To provide an efficient system of roads and pathways for vehicular, pedestrian and cycle movements that integrates road safety principles.
- To adopt water sensitive urban design that employs best value in quality and quantity controls.
- To support and encourage various transport initiatives, including public transport.

1.2 Land to which this Chapter applies

The land to which this Chapter applies is shown edged heavy black in Figure 1.



Not to Scale

Figure 1 Land within the Glennig Valley Urban Release Area to which Chapter 6.22 applies

1.3 Using this Chapter

This Chapter should be read in conjunction with other relevant Chapters of this Development Control Plan and other Policy Documents of Council, including but not limited to:

- Chapter 2.1 – Housing and Ancillary Structures
- Chapter 2.3 – Dual Occupancy Development
- Chapter 2.11 – Parking and Access
- Chapter 3.6 – Tree and Vegetation Management
- Chapter 3.10 – Wetlands Management
- Section 4 – Subdivision
- Council’s Civil Works Design Guideline and Construction Specification
- Flora and Fauna Guidelines for Development

2.0 DEVELOPMENT PRINCIPLES

Land covered by this Chapter should be developed in an orderly and integrated manner.

Applications for subdivision must demonstrate that development of individual landholdings will not compromise the development potential of neighbouring or adjoining land holdings. Additionally, applications for subdivisions must also provide for the provision of appropriate servicing, drainage, transport infrastructure and minimise the impacts if constructions of subsequent stages on the community.

This is to be demonstrated by way of a conceptual plan which indicates a potential layout on neighbouring or adjoining lands. Such applications for land held in individual ownership must demonstrate that appropriate consultation has been undertaken with other neighbouring or adjoining landholders.

2.1 Subdivision Design

OBJECTIVES

- To ensure that any future development of the site:
 - Is sympathetic to site constraints including topography, scenic qualities and areas of significant environmental attributes of the site;
 - Is sympathetic to style and character of adjoining residential development;
 - Retains existing visual amenity from adjoining residential development;
 - Provides transport linkages to surrounding areas and existing community facilities and promotes healthy living by design.
 - Includes the consideration of safe systems principles in providing a safer road network for all users.
- To encourage subdivision design of high quality, which controls and mitigates the potential environmental impacts arising from development

- To allow for an appropriate mix of lot sizes to provide for a mix of housing types
- To ensure that any subdivision design meets the appropriate requirements of Council
- To ensure that the existing and proposed future character of the area is considered in subdivision works
- To ensure the economic and orderly development of land
- To ensure the provision of appropriate servicing, drainage, transport infrastructure and minimise the impacts if constructions of subsequent stages on the community.

REQUIREMENTS

Any applications for the subdivision of the site must:

- a Demonstrate how the application addresses the provisions of Part 4 – Subdivision of this DCP (DCP 2013 – Development Controls for Wyong Shire) and Council’s Civil Works – Design Guideline and Construction Specification, in addition to any other requirements of this Chapter.
- b Demonstrate how the application addresses the provisions of Chapter 3.10 – Wetlands Management of this DCP and any other relevant Chapters or Council policies.
- c Include an appropriate staging strategy/plan which:
 - i Considers the impacts of construction traffic on road networks and the community within the vicinity of the development and identifies measures to minimise any impacts, including the nomination of selected routes for construction traffic access which avoids completed stages where possible;
 - ii enables the provision of services (including drainage and transport infrastructure) for completed stages, including provision of turning circles for road based services (e.g. garbage trucks);
 - iii identifies emergency access and evacuation arrangements for completed and future stages; and
 - iv identifies how adjoining stages and other adjoining land zoned for residential development are proposed to be accessed, including potential lot layouts.
- d Demonstrate how the application addresses safe system principles.
- e Provide for larger shaped lots on steeper slopes to respond to the natural topography, including drainage lines, and vegetation of the site.
- f Minimise the need for vegetation removal, site excavation for roads and housing construction, significant earthworks; and features such as road cuttings and retaining walls.
- g Demonstrate how visual amenity from existing developed areas are to be retained.
- h Enable passive surveillance of open space/conservation areas.
- i Provide details of any additional drainage, water and sewer supply, traffic, electricity, gas telecommunication (including National Broadband Network - NBN) infrastructure required to service the development. Any such infrastructure is to be provided in accordance with the relevant Authority’s specifications.
- j Council will consider subdivision/development proposals that involve independent site servicing such as Community Title developments. Any such proposal should be discussed with Council prior to lodgement with specific reference to:

- i any impact on the servicing of surrounding land
- ii ongoing maintenance
- iii the range of services that will be maintained totally independent of Council

2.2 Street Layout and Design

OBJECTIVE

- To provide an efficient internal road network addressing safe system principles that respond to the topography of the site and integrates with the external road network system, including the existing road network's environmental capacity.
- To provide for alternate transport including viable links with existing public transport services and collection points.
- To provide appropriate access for larger and special purpose vehicles including construction traffic, garbage trucks, emergency service vehicles, delivery vehicles and buses
- To establish a road layout which maximises convenience, connectivity, transportation amenity and road safety for vehicles, pedestrians and cyclists whilst minimising congestion, and traffic amenity for all users, including existing road networks.
- To provide a legible, connected and permeable modified grid of local streets minimising cross intersections that are sympathetic to the topography terminating with views to open space
- To protect conservation areas through the appropriate location of roads, paths, developable and construction areas
- To ensure 'Safer by Design' principles are implemented for personal and property safety and security.
- To promote 'Healthy By Design' principles in subdivision design, in accordance with the guidelines issued by the Premiers Council for Active Living (PCAL), the NSW Heart Foundation and NSW Health

REQUIREMENTS

- a Any application for subdivision of the site is to include a street and lot layout plan consistent with the requirements of Part 4 Subdivision of this DCP and Council's Civil Works – Design Guideline and Construction Specification.
- b Any application for subdivision of the site must be supported by a Traffic Study prepared in accordance with the Roads and Maritime Services (RMS) 'Guide to Traffic Generating Developments 2002', and RMS Supplement TDT 2013/04a, which is to include, but is not limited to:
 - i Identification of all key vehicular traffic routes and intersections identified by Council or the RMS.
 - ii Undertake traffic counts for all of the above traffic routes and intersections.
 - iii The anticipated vehicular traffic generated from the proposed lots and all developments on the subject sites.
 - iv The distribution on the road network of the trips generated by the proposed development. The predicted traffic flows are to be shown diagrammatically.

- v Consideration of the traffic impacts on existing and proposed intersections and the capacity of the local and classified road network to safely and efficiently cater for the additional vehicular traffic generated by the proposed development. The existing and future environmental (road safety) capacity of the existing road network is also required to be addressed. Issues to be considered should include (but are not limited to) additional traffic, vehicle speeds, pedestrians and cyclists, traffic calming, bus crossings and stops and lot accessibility.

The study shall also give consideration to the cumulative traffic impacts of other proposed and approved developments in the area.

- vi Identify the necessary road network infrastructure upgrades that are required to maintain existing levels of service on both the local and classified road network. Preliminary concept drawings shall be submitted with the development application for any identified road infrastructure upgrades. Any upgrades proposed shall be required to meet the satisfaction of the Roads and Maritime Services (RMS).

- vii Traffic analysis of any major/relevant intersections, using SIDRA or similar traffic model, including:

- Current traffic counts and 10 year background traffic growth projections at an annual growth rate determined by Council
- With and without development scenarios considered
- 95th percentile back of queue lengths
- Average delay and level of service on all legs for the relevant intersections
- Electronic input/output data files.

- viii Identify and assess impacts on local, state and regional road networks in the vicinity of the development (addressing both the movement of people and goods), and

- ix identify how it is intended to encourage people from the proposed development to walk, cycle and use Public Transport in lieu of the private motor vehicle and if possible reduce the demand for travel by private and commercial vehicle. Documentation is to be provided which demonstrates consultation with the local Bus Company has been undertaken and the proposed network is serviceable by busses.

- x The study is to include, but not be limited to:

- Identifying the package of appropriate transport measures (including infrastructure, services and demand management initiatives) for the proposed development, that will help manage the demand for travel to and from the proposed development.
- Identifying existing bus stops, shelters and routes.
- Identifying pedestrian/cycleway desire lines to Public Transport, schools, shops, parks etc and distances to these facilities.

- c Footpaths and cycleways and or shared pathways are required to be provided in accordance with the provisions of Part 4 Subdivision of this DCP.

- d Cycleways and or shared pathways and footpaths are to be located to provide logical and coherent linkages to existing residential areas, as well as internal and external community and open space facilities and as required to address any of the above

- e Individual lot access to Berkeley Road is not permitted. All lots which front Berkeley Road are to be accessed via the internal road network.
- f Only one proposed intersection with Berkeley Road for access to the internal road network will be permitted. The intersection is to be located in a position which provides adequate safe intersection sight distance and enables safe access and egress to the site, as well as providing for cyclists and pedestrians (if required)
- g The design and construction of roads, drainage, cycleways and or shared pathways and pedestrian paths is to be in accordance with Part 4 Subdivision of this DCP, Council's Civil Works Design Guidelines and Construction Specifications and any relevant Austroads Standards.

2.3 Biodiversity Protection and Management

OBJECTIVES

- To ensure the protection and maintain the integrity of Local, State and Federally significant vegetation and fauna habitats within and adjoining the site.
- Protect wildlife corridors, Endangered Ecological Communities and threatened species.

REQUIREMENTS

- a Any application for subdivision of the site is to address the requirements of Part 4 Subdivision of this DCP.
- b Any application for subdivision must include a comprehensive Flora and Fauna Assessment prepared in accordance with Council's 'Flora and Fauna Guidelines for Development'. The Assessment must:
 - i identify the location of any vegetation communities, threatened flora and fauna species and/or habitat of local, state or Federal significance;
 - ii include a Squirrel Glider habitat assessment in accordance with Council's 'Squirrel Glider Conservation Management Plan';
 - iii identify the potential impacts of the proposal on any vegetation communities, threatened flora and fauna species and/or habitat of local, state or Federal significance, and the significance of those impacts;
 - iv recommend appropriate strategies and/or requirements to ensure the protection and integrity of all significant habitats and vegetation, within and adjoining the site, consistent with relevant legislation and best practice methodologies.
- c All development is to be consistent with any requirements for Biodiversity Certification or offset strategy which may (or may not) apply to the site.
- d Future development applications may be supported by environmental offset strategies (to improve certainty of development outcomes). These may involve external offsets to the site which could result in additional natural areas being set aside.
- e All development is to demonstrate consistency with the objectives and requirements of the Chapter 3.10 Wetlands Management of this DCP.

NOTE: The subject land has been rezoned without having an approved environmental offset strategy to achieve an "maintain/improve outcome". Impacts arising from developing the residential zoned land will need to be

assessed at the development application and address relevant requirements under Section 5A of the Environmental Planning and Assessment Act, 1979.

The objective of s. 5A of the Environmental Planning and Assessment Act 1979 (EP&A Act), the assessment of significance, is to improve the standard of consideration afforded to threatened species, populations and ecological communities, and their habitats through the planning and assessment process, and to ensure that the consideration is transparent. If a "significant" impact on threatened species, populations, ecological communities, or its habitat is likely to occur, the proposal will be required to be supported by a Species Impact Statement and will require the concurrence of the Office of Environment and Heritage which may result in the modification of the proposal.

2.4 Drainage, Stormwater and Water Cycle Management

OBJECTIVE

- To ensure the protection and maintain the integrity of Local, State and Federally significant vegetation and fauna habitats within and adjoining the site.
- To ensure the integrity and functionality of existing stormwater management devices and systems within the vicinity of the site.
- To provide water quality and quantity control measures that are cost effective and affordable, with consideration given to safety, ongoing operation and maintenance access and costs.
- To safeguard the environment by improving the quality of stormwater run-off to achieve best practice standards.
- To facilitate the inclusion of water sensitive urban design (WSUD) elements into development as an at source treatment of stormwater whilst balancing with end of line water quality treatment devices.
- To limit erosion of watercourses, slopes and banks due to runoff from impervious areas within the development.
- To maintain and improve water quality in receiving waters and groundwater systems.
- To manage flood risk in urban areas and downstream water bodies by adopting requirements for minor and major system flow in accordance with Australian Rainfall & Runoff and risk based best practice
- To protect and restore aquatic and riparian ecosystems and habitats.
- To protect the scenic, landscape and recreational values of streams and water bodies.

REQUIREMENTS

- a Any application for subdivision of the site is to address the requirements of Part 4 Subdivision of this DCP and Council's Civil Works – Design Guideline and Construction Specification.
- b Any application for subdivision is to include a Stormwater Management Plan. The plan is to also include a written report with plans detailing stormwater quality control measures. The report is to include the following:
 - i existing drainage pattern, identify receiving environments, flow details, all natural water courses and channels on site;
 - ii description and illustration of the proposed development;

- iii the location of all points of discharge from the site, overflows and pipes;
 - iv evaluation of site conditions e.g. soils, groundwater, vegetation etc and documentation of constraints and opportunities;
 - v the extents of 1% ARI flood affectation from external gullies, creeks and waterways;
 - vi identify relevant objectives that apply and demonstrate through modelling results and/or other means how these objectives have been satisfied;
 - vii modelling and concept design of stormwater quality, hydrology and waterway stability measures. Location, size and configuration of stormwater treatment elements are to be specified together with the proposed or altered drainage pattern. Areas bypassing and treatment are to be clearly identified; and
 - viii Identify maintenance requirements for the components including; maintenance frequency, safety issues, equipment required, vehicular access and maintenance cost estimates.
- c WSUD elements must be provided to control suspended solids and nutrients leaving the development area and the drainage system shall ensure that no runoff leaves residential zoned land other than via water quality control structures. Placement and construction of drainage, constructed wetlands and other IWCM infrastructure is to be sensitively located and designed and landscaped to enhance habitat values for threatened amphibians and mitigate identified Key Threatening Processes (eg Gambusia and frog chytrid).

2.5 Bushfire Management

OBJECTIVE

- To minimise the risk of adverse impact of bushfires on life, property and the environment.
- To enable appropriate bushfire protection without unreasonably compromising the biodiversity and landscape values of the area.

REQUIREMENTS

- a Any application for subdivision is to include a Bushfire Risk Management plan. The plan is to be consistent with the provisions and requirements of the following:
- i Planning for Bushfire Protection 2006;
 - ii Australian Standard 3959:2009 (as updated); and
 - iii Part 4 – Subdivision of this DCP.
- b The lot layout plan is to indicate the proposed points of access to the site for emergency access and point of egress for occupants.

2.6 Visual Significance

OBJECTIVE

- To retain the existing bushland views to the subject site area from adjoining residential development located on Bottlebrush Drive and Bundeena Roads

REQUIREMENTS

- a Any application for subdivision of the site which proposes allotments which shares a boundary with Bundeena Road or Bottlebrush Road is to provide for larger lots to enable vegetation retention on site.

2.7 Public Open Space and Parks, Landscaping and Street Trees

OBJECTIVES

- To provide open space for the active and passive recreational needs of residents
- To maintain the environmental and visual character of the existing landscape.
- To retain native vegetation.

REQUIREMENTS

- a Any application for subdivision of the site is to address the requirements of Part 4 Subdivision of this DCP and Council’s Civil Works – Design Guideline and Construction Specification.
- b Open space is to be provided within the locality at no cost to Council:

Type of open space	Requirement
Park	<ul style="list-style-type: none"> - 0.5 hectares minimum - Must comprise play equipment, kickaround space, practice wall, seating, picnic tables, barbecues, multi-purpose court (refer to Courts below). - to be located in the most accessible areas of the site on land which is flood free, has two (2) road frontages and is accessible where possible by residents from adjoining development areas, provided by pedestrian and cycle linkages.
Semi-natural open space	<ul style="list-style-type: none"> - Walking tracks in bushland and semi natural areas proposed for stormwater management / pedestrian access to wetland. - Access to and opportunities to use and enjoy public semi-natural open space
Courts	<ul style="list-style-type: none"> - 1 multi-purpose court (1,000m² with surrounds)

- c Any landscaping, including the provision of street trees is to be consistent with the provisions of this chapter.
- d Subdivision design should consider potential sites for the location of community gardens on land that would be easily accessible to residents and as guided by Council Policy C7 – Community Gardens.

2.8 Noise

OBJECTIVE

- To ensure future residents are protected from noise emanating from the Blade Close/Enterprise Drive Industrial area.

REQUIREMENTS

- a Applications for subdivision are to be supported by a satisfactory noise study and report prepared by a suitably qualified and experienced acoustic consultant.
- b The report is to identify any necessary acoustic control measures to be incorporated into the design of future development to achieve the noise levels that do not compromise the integrity of the overall development design or the landscape values of the land to which this plan applies.

2.9 Contamination

OBJECTIVE

- To ensure that land proposed for development does not prevent a risk to future occupants and is of a suitable quality for the intended purposes.

REQUIREMENTS

- a Any application for the subdivision of Lot 22 DP 740435, Lot 1112 DP 1143167, Lot 52 DP 1039187, Lot 1111 DP 1143167, Lot 21 DP 740435, Lot 455 DP 786675, Lot 513 DP 500951, Lot 4 DP 1078468 and Lot 511 DP 205919 is to be accompanied by a preliminary Phase 1 Contamination report prepared by a suitably qualified consultant.
- b The report is to be consistent with the requirements of the Managing Land Contamination planning guidelines, 1998 (as updated) prepared by the (then) Department of Urban Affairs and Planning.

Note: This is supplementary information provided for applicants and landowners. All development proposals must consider all relevant Council and State Government Policy including SEPP 55- Remediation of Land and Council Policy P1- Potentially Contaminated Land.

2.10 Residential Development

OBJECTIVES

- a To ensure that development applications for development in low density residential areas are consistent with the relevant plans and policies of Council and are fit for use and encourage neighbourhood communities.
- b To ensure that consideration of the current and future character of the area is adequately considered in the assessment of Development Applications

REQUIREMENTS

- a Development Applications for detached dwellings houses are to adopt the provisions of DCP 2013 Chapter 2.1 –Housing and Ancillary Structures.
- b Development Applications for dual occupancy development are to adopt the provisions of DCP 2013 Chapter 2.3 – Dual Occupancy Development.
- c Small Lot Development - Development Applications proposing to use the provisions for variation to minimum lot size requirements for the R2 Zone under WLEP 2013 for development other than dual occupancy development are to adopt the provisions for Small Lot Housing Development as referred to under DCP 2013 Part 4 – Subdivision.

Note: Small Lot Housing consists of a minimum of 5 or more development lots

2.11 Aboriginal Heritage

OBJECTIVES

- To provide proponents with information that can be used to supplement the requirement to consider Indigenous Heritage in preparing a development application.

REQUIREMENTS

- a Any application for the subdivision must include the results of a review of the Aboriginal Heritage Information Management System (AHIMS) to identify any known Aboriginal Sites that may be impacted by the development proposal.
- b No development is to be undertaken or approved in the vicinity of identified sites before a Cultural Heritage Management Plan has been prepared by a suitably qualified person.

Note: Consultation of the AHIMS does not assume other cultural or archaeological evidence does not occur within the Study area and does not relieve the applicant of the need to undertake appropriate additional investigations and studies where required.