

CHAPTER 6.4 BERKELEY VALE – KEREN AVENUE RESIDENTIAL

1.0 INTRODUCTION

1.1 Objective of this Chapter

- To provide guidance for residential development in the area of Keren Avenue, Burgin Close and Lorraine Avenue, Berkeley Vale

1.2 Land to which this Chapter Applies

This Chapter applies to Lots 4 to 6 DP 20446 as shown in Figure 1.

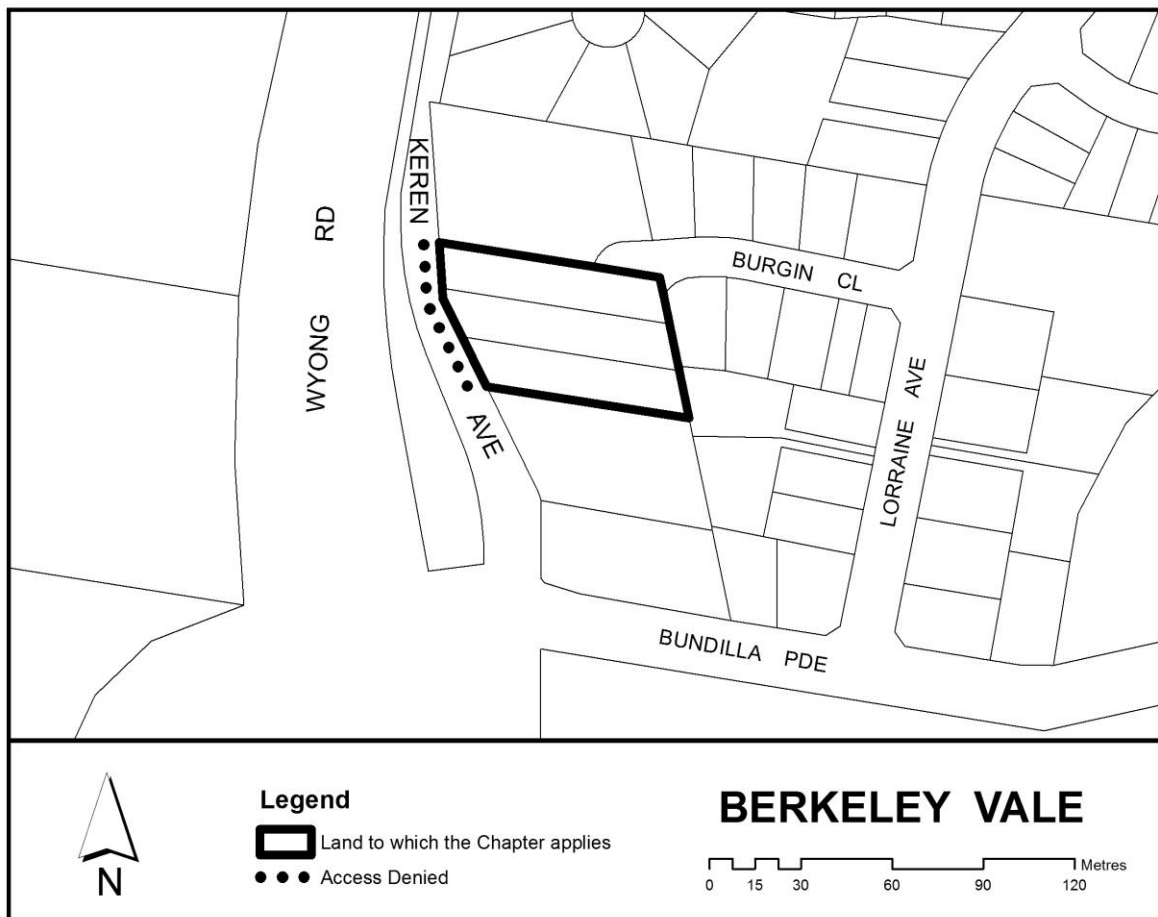


Figure 1 Land in Berkeley Vale to which Chapter 6.4 applies

1.3 Relationship to other Chapters and Policies

This Chapter should be read in conjunction with other relevant Chapters of this Development Control Plan and other Policy Documents of Council, which may apply to the site but particularly:

- Chapter 2.1 – Housing and Ancillary Structures
- Chapter 2.4 – Multiple Dwelling Residential Development
- Chapter 2.11 – Parking and Access
- Chapter 3.6 – Tree and Vegetation Management
- Council's Civil Works – Design Guideline and Construction Specification

2.0 DEVELOPMENT PRINCIPLES

2.1 Lot Consolidation and Access

OBJECTIVE

- To require consolidation of certain lots and appropriate site access to be via Burgin Close to Lorraine Avenue, to provide for suitable local amenity

REQUIREMENTS

- a In its determination of applications for residential development of the land to which this Chapter applies, Council will require consolidation of Lots 4, 5 and 6 DP 20446 into one allotment, except for erection of single dwellings on existing allotments.
- b When lots are consolidated as required above, access is to be via Burgin Close to Lorraine Avenue. When this access is available, access to Keren Avenue will not be permitted. The Burgin Close cul-de-sac is to be designed and constructed in accordance with Council's Civil Works – Design Guideline and Construction Specification and is to be completed at no cost to Council.

2.2 Noise Attenuation

OBJECTIVE

- To restrict the impact of traffic noise for residents

REQUIREMENTS

- a For development on Lots 4 to 6 DP 20446, the development is to be designed for a maximum L10, 18 hours noise level of 63 dBA when measured at 1 metre from a residential facade or other noise sensitive location fronting Keren Avenue.
- b In this regard, a report is to be submitted with the development application by a suitably qualified acoustical engineer certifying that the development has been designed to achieve the appropriate current standard.

2.3 Building Setbacks

OBJECTIVE

- To provide for adequate landscape areas and assist in providing a reasonable acoustic and visual buffer from surrounding areas

REQUIREMENT

Any new development on Lots 4 to 6 DP 20446 is to be setback a minimum of 6.0 metres from the Keren Avenue frontage.