

DCP 14

Greenhill Aboriginal Corporation

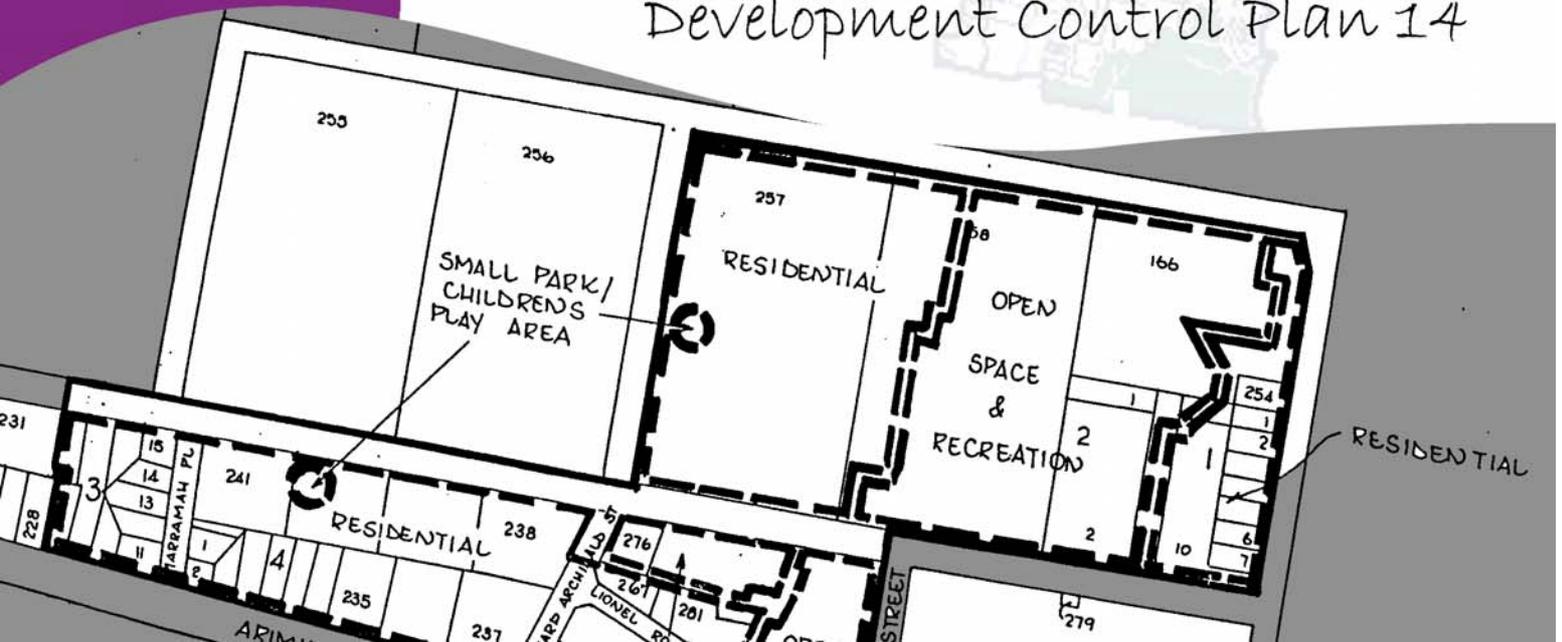


Warwick Park Estate



Kempsey
Shire Council

Development Control Plan 14



This Plan has been prepared pursuant to Section 72 of the Environmental Planning and Assessment Act, 1979 and Clause 24 of the Environmental Planning and Assessment Regulations, 1980.

1 Citation:

This plan may be referred to as Development Control Plan - Greenhill Aboriginal Corporation and Warwick Park Estate.

2 Land to which this plan applies:

This plan applies to land owned by Kempsey Local Aboriginal Land Council, located at Greenhill and Warwick Park, as shown on the attached plan.

3 Scope of this plan:

This plan will apply to the abovementioned land to the extent of identifying proposed land uses for the whole site.

4 Relationship to other planning instruments:

This plan is to support the 2(v) Village of Township zoning applied to the subject land. Development of the site should be generally in accordance with this plan, however, minor variations from it will be considered on merits.

5 Aims and Objectives:

- (a) To provide for the orderly and economic development of the subject land for Residential, Community and Recreational purposes;
- (b) To provide a flexible approach to the development of the site for the Aboriginal Community;
- (c) To assist the Kempsey Local Aboriginal Land Council, the Greenhill Aboriginal Corporation and the Warwick Park residents in their applications for funds for the development of the subject land;
- (d) To ensure that development of the site takes place in an orderly pattern, providing for reasonable proportions of open space with each residential development stage;
- (e) To assist in meeting the housing needs of the aboriginal people of Kempsey by way of an agreed development proposal for the subject land.

Development Proposal

A copy of the Greenhill Master Plan prepared by Urban Design Consultants on behalf of the Greenhill Corporation is attached to this document.

The details of this plan are considered acceptable, and where possible Development should proceed in line with the Master Plan.

In the interests of providing a more flexible approach to the future development of the whole site, the actual Development Control Plan only identifies the broad land uses within the site. As such Residential,

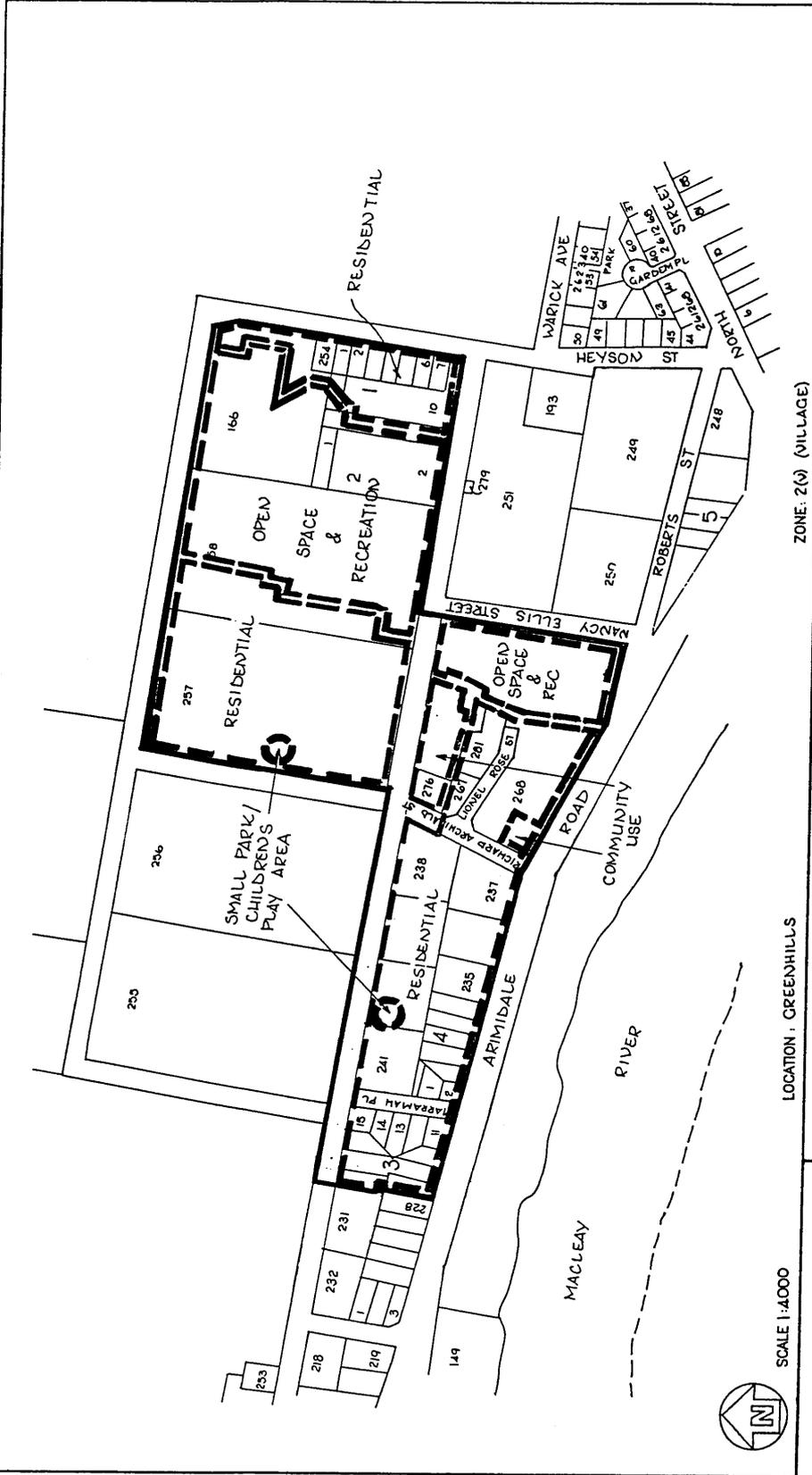
Community and Open Space/Recreation land use precincts, only, are identified in the Development Control Plan.

Development Criteria

The following criteria are to be observed in any specific development application, subdivision application or variation from the Greenhill Master Plan:-

- (a) Total residential density, excluding open space and community use lands, is not to exceed R.D. 100 p.p.h.;
- (b) The location of community facilities may differ from that shown on the development control plan subject to a Council resolution supporting variation from the plan;
- (c) Connection of reticulated water supply and sewerage service to the satisfaction of Council and proper completion of all infrastructure works including, but not limited to drainage and stormwater control works;
- (d) Development of Open Space areas proportional to the residential stages of the development;
- (e) Full and proper completion of each residential stage prior to commencing the next stage;
- (f) Completion of open space area landscaping with each residential stage, to the satisfaction of Council prior to commencement of the next stage(s);
- (g) Residential areas are to have pedestrian access to Children Play areas within reasonable distance and without crossing main thoroughfares;
- (h) Building setbacks, building standards, street lighting, roads, cul-de-sacs, car parks and other urban area facilities/standards are to be designed and/or constructed in accordance with Council and Statutory requirements.

Generally, development of the site should reflect that outlined in the Greenhill Master Plan wherever feasible, alternative development proposals will need to be consistent with the intention of the Greenhill Master Plan.



RELATIONSHIP WITH OTHER PLANS:
 THE PLAN SUPPORTS AMENDMENT N° 25
 TO KEMPSEY L.E.P. 1987

EXHIBITED: 5/3/93 to 19/3/93
 ADOPTED: 5/4/93
 NOTIFIED:

SCALE 1:4000

LOCATION: GREENHILLS

ZONE: 2(0) (VILLAGE)

DEVELOPMENT CONTROL PLAN
SHIRE OF KEMPSEY
GREENHILL ABORIGINAL CO-OPERATION &
WARWICK PARK ESTATE

REFERENCE:
 BASED ON
 GREENHILL MASTER PLAN
 (URBAN DESIGN CONSULTANTS)
 1992