



DEVELOPMENT CONTROL PLAN NO. 58

BOWRAL ROAD MITTAGONG

Adopted by Council on: 11 October 2006

Effective from: 7th March 2007

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DRAFT DEVELOPMENT CONTROL PLAN 58 - Bowral Road Mittagong

1 Citation

This plan shall be cited as the *Wingecarribee Development Control Plan No. 58 - Bowral Road Mittagong.*”

2 Land To Which This Plan Applies

This Development Control Plan applies to land edged heavy black on Map 1.

3 Purpose Of The Plan

The purpose of this Development Control Plan is to provide guidelines associated with the development of the land for commercial uses to ensure that the site is developed with no adverse impact on either surrounding residential development or the safe and efficient movement of traffic along Bowral Road.

The preferred type of development for this particular site is retail activities which, due to business operation, site and loading/unloading requirements, are not suitable for a commercial centre. Activities such as bulky goods retailing, landscaping and building supplies, motor showroom, rental equipment and the like would be suitable.

4 Date of Commencement

This plan was adopted by Council on 11 October, 2006 and came into effect on 7 March 2007.

5 Associated Planning Instruments

This Plan has been prepared in accordance with, and to satisfy the requirements of, the Environmental Planning and Assessment Act 1979, and Environmental Planning and Assessment Amendment Regulation 2000.

This Development Control Plan should be read in conjunction with the following Planning Instruments:

- Wingecarribee Local Environmental Plan (LEP) 1989
- Illawarra Regional Environmental Plan No. 1
- Relevant State Environmental Planning Policies (Annexure 1)
- Wingecarribee DCP No. 12 – Off Street Car Parking, Loading Facilities and Vehicular Access
- Wingecarribee DCP No. 33 – Advertising and Signage
- Wingecarribee DCP No. 44 – Requirements for the Erection of Buildings

6 Integrated Development

It is likely that some proposed developments may fall into the category of being "Integrated Development". This means that not only would the development require development consent from Council to proceed, but it may also require an approval from a State Authority for another component of the development (e.g. the RTA requires approval under Section 138 of the Roads Act 1993 to do a variety of works with respect to a public road).

Should a development require one or more of these additional approvals / permits / licenses etc., the application will be for Integrated Development, requiring the provision of details necessary to satisfy the requirements of the other relevant government authority/ies. These details will be required at the application stage for referral to the relevant authority.

7 Objectives of the Plan

The objectives of this Plan are:

- (i) To ensure that the scale of the development is in keeping with the site area and it's surroundings.
- (ii) To ensure that the scale of development does not reduce the amenity of surrounding residential areas.
- (iii) To provide an attractive streetscape and substantial areas for landscaping and screen planting along the Bowral Road frontage.
- (iv) To ensure that adequate provision is made for ingress and egress to the site to ensure that traffic flows along Bowral Road are not impeded.
- (v) To ensure that adequate provision is made for on-site parking and the safe and efficient movement of vehicles within the site boundaries.
- (vi) To ensure that adequate provision is made for the safe and efficient loading and unloading of vehicles within the site boundaries.

8 Height

The maximum height allowable on the site shall be one storey above ground level.

9 Site Coverage

The maximum site coverage allowable shall be 0.05:1.

10 Setbacks

The development shall have a minimum setback of 6 metres at its frontage to Bowral Road.

11 Scale & Appearance

The design of the development shall reflect an appreciation for the importance of scale, materials, texture and colour in contributing to the urban amenity of the site.

The building must present to Bowral Road and all external walls shall be constructed of brick, glass or pre-cast exposed aggregate panels of similar material. However, use of new materials that generate a lower environmental cost will be considered on their merits. Under no circumstances will masonry block work be permitted on external walls.

Colours are to be subdued tones to minimise the intrusive visual impact of the development and a colour plan must be submitted with the Development Application.

12 Site Access and Traffic Implications

The development shall provide for vehicular ingress and egress which in no way impedes the safe and efficient flow of traffic along Bowral Road. Applicants shall provide detailed plans which indicate how vehicular traffic, including delivery vans and waste disposal vehicles, will be directed on to and off the site. Estimates of additional traffic flows shall be prepared and submitted with the Development Application.

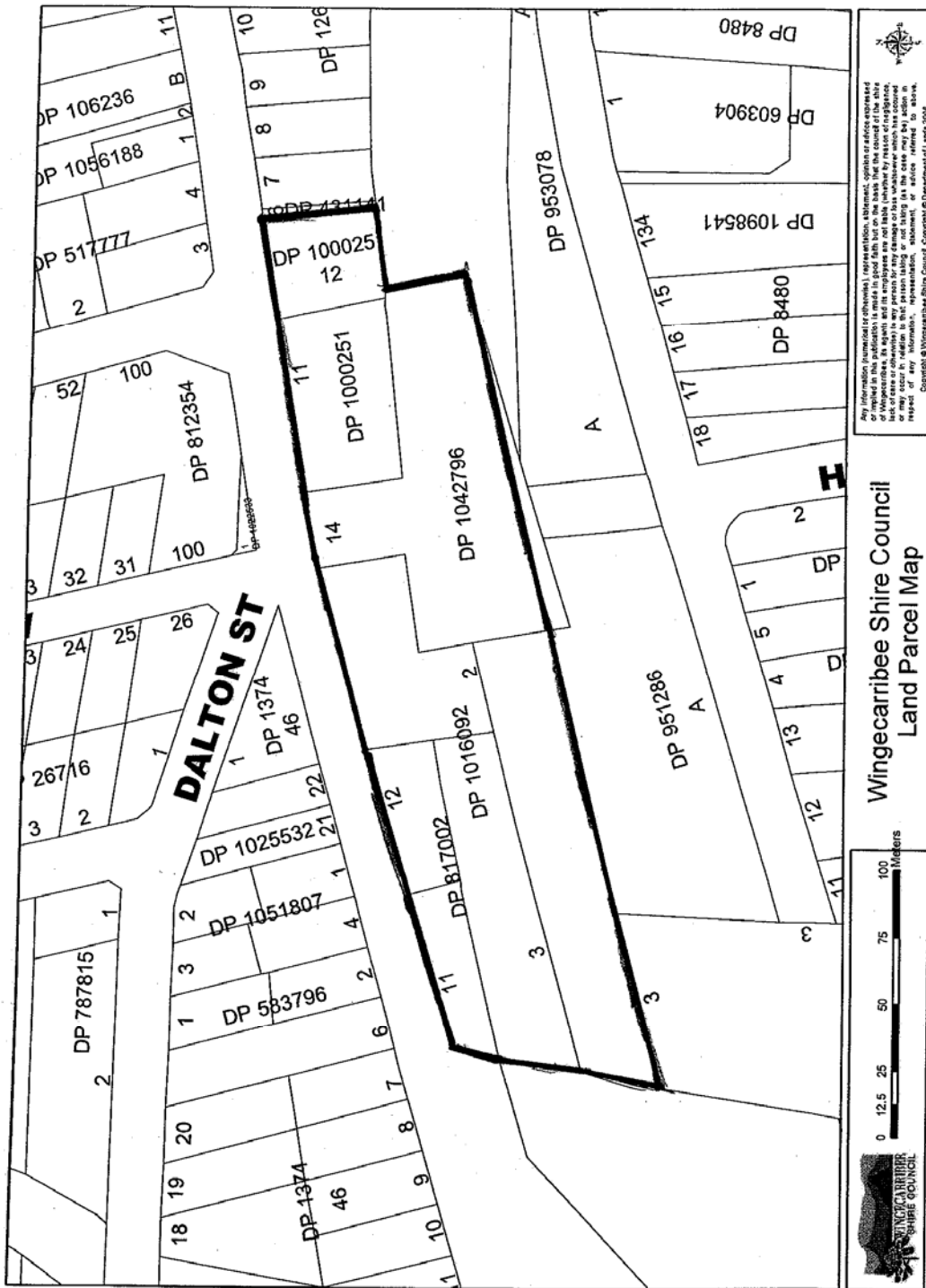
13 Car Parking and Loading Facilities


Applicants are directed to consult Council's Development Control Plan No. 12 which provides full requirements for the design and provision of Off Street Car Parking, Loading Facilities and Vehicular Access.

Applicants are required to submit plans and details with the development application of proposed vehicular access and circulation. Details must specifically relate to vehicular movement, layout and turning circles.

14 Landscaping

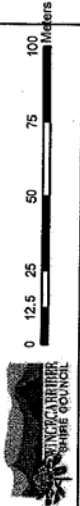
A Conceptual Landscape Plan, preferably prepared by a Landscape Architect, shall be submitted with the Development Application. The Landscape Plan should incorporate details such as the proposed paving, fencing, planting design and nominated plant species.





 This information is provided for general information only. It is not intended to be used as a basis for any legal or financial transaction. The Wingecarribee Shire Council is not liable for any loss or damage caused by reliance on this information.

Wingecarribee Shire Council
Land Parcel Map



MAP 1 BOWRAL ROAD LOCATION MAP

ANNEXURE ONE:

STATE ENVIRONMENTAL PLANNING POLICIES

SEPP No.11 Traffic Generating Development
SEPP No.22 Shops and Commercial Premises
SEPP No.37 Continued Mines and Extractive Industries
SEPP No.55 Remediation of Land
SEPP No. 64 Advertising and Signage

It is the applicant's responsibility to confirm that this list is complete.