

L12 Glenthorne Employment Area

About this part:

This part provides detailed guidelines for land located at Glenthorne which has been rezoned for industry, business and environmental conservation. This Part applies in addition to the other requirements of the DCP.

Applies to:

All land within the site shown below in Figure 12.1.

Date adopted by Council:

Effective date:

This DCP will become effective upon gazettal of Amendment No X to Greater Taree Local Environmental Plan 2010

Related Policy / Technical Manual:

Nil

L12.1 Introduction

The subject land is located at Glenthorne on the southern entry into Taree, close to the southern interchange of the Pacific Highway. This land, adjacent to a significant koala habitat site has been identified as a suitable location for an extension of the Manning River Drive employment precinct. It will facilitate additional economic activity within the precinct as well as providing opportunities for business and industry which require efficient access on to the Pacific Highway. Site specific controls are required to ensure appropriate development outcomes.

L12.2 Boundaries of the site

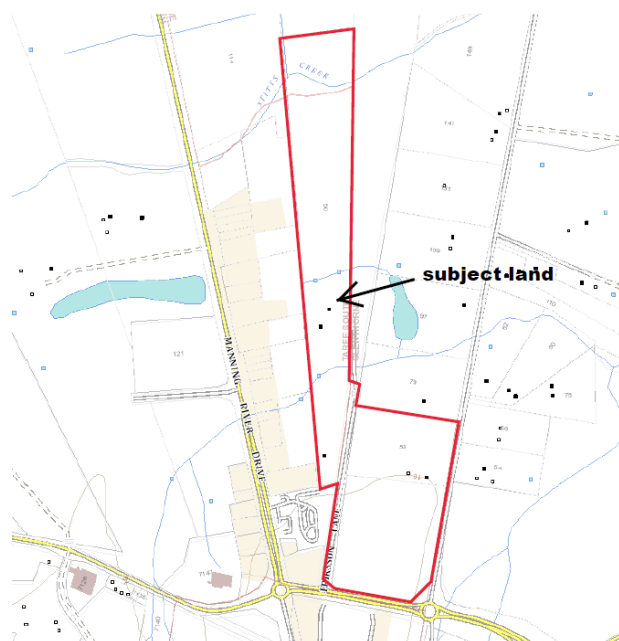


Figure 12.1 Subject Land

L12.3 Relationship to other parts

All standard relevant provisions from within this DCP apply to development on the subject land where not varied by this part.

L12.4 Principle objectives for the site

- To provide an active and visually appealing southern gateway into Taree through quality design and landscaping.
- To ensure that the release of land provides the necessary services, infrastructure and environmental management.
- To provide a road hierarchy within the site to ensure that development does not adversely impact on the function and efficiency of Manning River Drive.
- To facilitate the movement of koalas through the important habitat site and ensure that environmentally sensitive land is protected.

L12.5 Performance criteria

Gateway Landscaping and Design:

A site-specific landscaping plan is to be lodged with development applications (excluding subdivision applications) for lots fronting Manning River Drive. The landscaping plan must achieve the following:

- Only low native vegetation is to be planted along the frontage with Manning River Drive to prevent visually obscuring the development from Manning River Drive. Gateway landscaping should soften and filter the view to the proposed development rather than screen it. Buildings on lots fronting Manning River Drive are to address Manning River Drive and ensure an active frontage along Manning River Drive. Large, blank areas of wall or storage areas fronting Manning River Drive are not acceptable.
- No solid fence will be permitted forward of the building line for lots fronting Manning River Drive.
- Gateway landscaping is to include a mixture of low-maintenance flowering native shrubs and ground covers. The landscaping is to provide an interesting mix of colour and native vegetation types that provide a focal point to the entry.
- Gateway landscaping within lots fronting Manning River Drive is to include Aboriginal designs which can be viewed from Manning River Drive and must create respectful, and culturally and geographically relevant formal gardens.

Gateway Signage:

- Any Glenthorne estate entry signage is to be established on the corner of the lot closest to the intersection of Glenthorne Road and Manning River Drive. Such entry signage is to be of a high design standard incorporating natural materials and colours and using a theme that is specific to Taree's culture and heritage. Such a sign must be softly lit at night using only low-glare lights with minimal light spill.

Biodiversity and Native Vegetation Management:

- Drainage reserves are to be planted with local koala feed trees to establish forested buffer zones and create a connection with adjoining habitat to the east.
- A vegetation management plan (VMP) must be prepared prior to the issue of the subdivision certificate for each stage of the development. The VMP must be prepared to Council's satisfaction and must detail measures to maintain or improve the environmental value of the E2 areas, including responsibility for ongoing management and maintenance.
- Passive traffic speed control measures are to be incorporated into the design of the internal roads to minimise the risk to koalas of vehicle strike.

Stormwater Management:

- Each future lot is to provide its own water quality treatment and on-site detention in accordance with a site-specific stormwater management plan that is to be lodged with each development application for specific uses on the lot. Such water quality treatment and on-site detention is to be incorporated into landscaping features associated with the development. Generally, not less than 5% of each development lot shall be dedicated for stormwater treatment and landscaping.

Active Transport:

- Provision for cycle-ways shall be made linking Manning River Drive and Glenthorne Road
- All developments are to be provided with bicycle parking and associated end-of-trip facilities such as showers and lockers to encourage workers to cycle to work.

Security Fencing:

- Solid boundary fencing materials will only be permitted forward of any building frontage to a public road (excluding Manning River Drive) where they can be shown to be screened by landscaping. Such fences are to be constructed of materials that integrate with the building design and advertising signage and contribute positively to the streetscape.

Site Specific Setbacks:

- A building setback of not less than 5m must be provided along the western boundary of the site where it adjoins Eriksson Lane opposite Lot 102 DP1118846, unless justified by a site-specific acoustic assessment demonstrating that acoustic impacts are acceptable on the nearby caravan park. This provision is only relevant whilst a caravan park continues to operate on Lot 102.

Staging and Road Hierarchy:

- Subdivision of the land shall be generally undertaken in accordance with the staging plan and road layout shown below in Figure 12.2.
- No newly created lot as part of Stage 1 shall have direct egress (exit) on to Manning River Drive. Only one ingress (entry) from Manning Drive is permitted as part of the Stage 1 development. All traffic exiting the site from stage 1 of the development is to exit via Glenthorne Road.

Servicing:

- Underground power and telecommunication infrastructure is to be supplied to all allotments.
- A water and sewerage servicing plan is to be lodged with any development applications for subdivision. Such a plan is to demonstrate that all lots are able to be connected to Council's reticulated water and sewerage network and the methods of connection thereto.

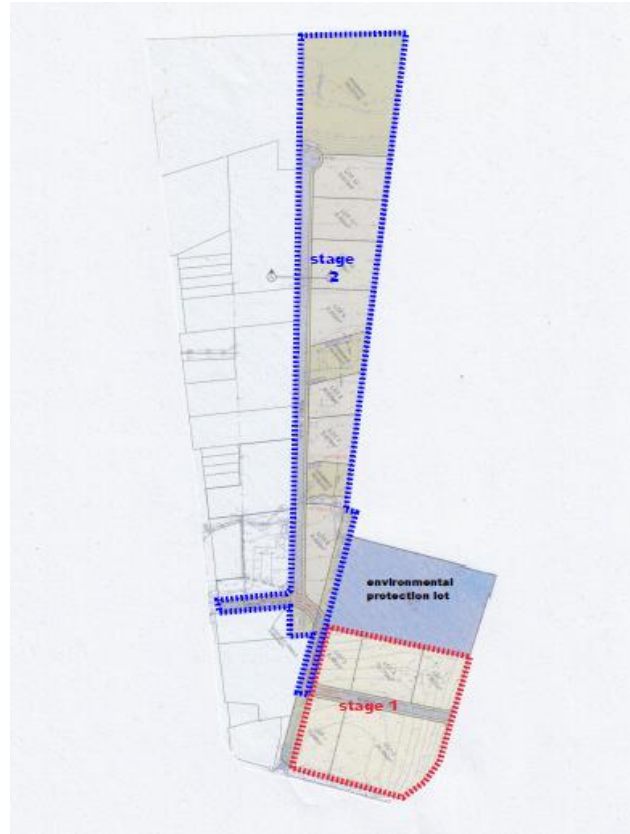


Figure 12.2: Development Staging