

DEVELOPMENT CONTROL PLAN NO. 8

LAND AT THE CORNER OF MILITARY ROAD AND BUNNERONG ROAD, MATRAVILLE

Effective Date:
25 March, 1987

Amended (1):
28 June, 1989

Amended (2):
29 Aug 1995

INTRODUCTION

The purpose of this Development Control Plan (DCP) is to supplement the provisions of Randwick Local Environmental Plan No. 49 which relates to this site.

The site was previously covered by Interim Development Order No. 20 which permitted its use for oil refineries, power generation or both. The rezoning of the site to General Industrial 4(a) and the subsequent dismantling of the disused refinery structures has enabled the site to be redeveloped for a broad range of industrial activities. This DCP contains detailed controls, guidelines and performance standards to ensure that development occurs in a functionally and environmentally acceptable manner.

This DCP has been prepared in accordance with Section 72 of the Environmental Planning and Assessment Act, 1979. The provisions of this DCP are therefore a matter for consideration under Section 90 of the Act in the determination of development applications on land to which this DCP applies.

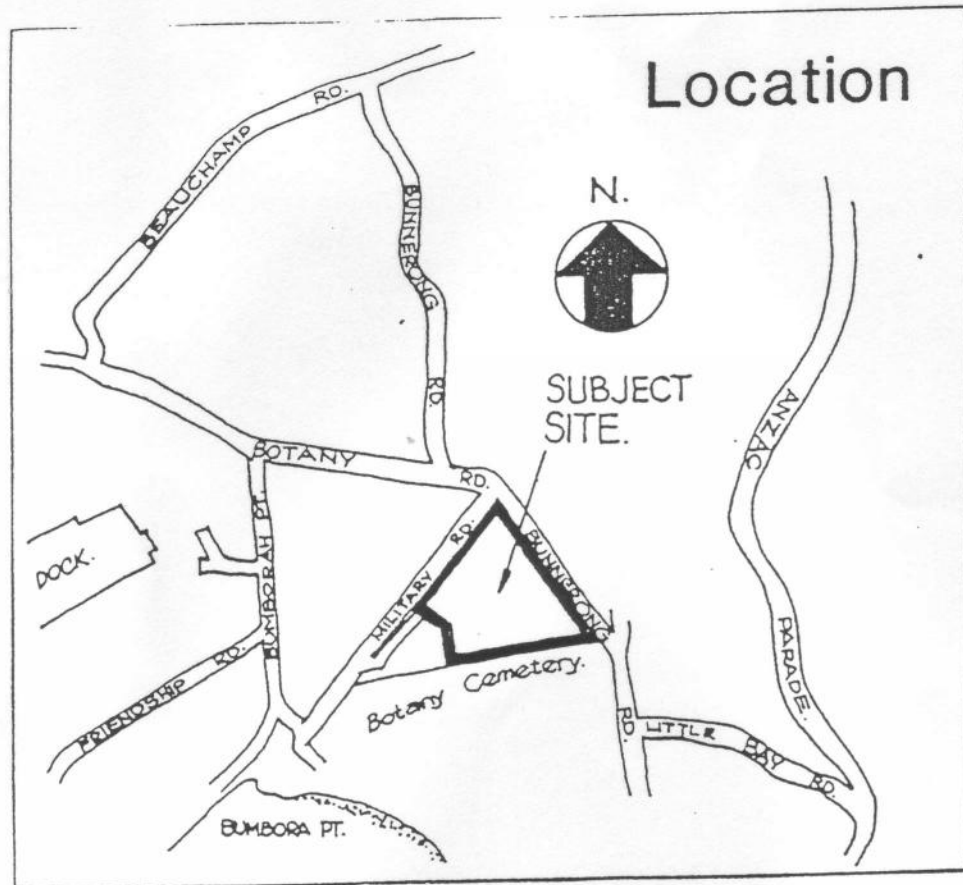
AIMS AND OBJECTIVES

The aims and objectives of this DCP are to:

1. Encourage development which will functionally enhance the operation of Port Botany and which will have minimal adverse or cumulative impact on land in the locality.
2. Provide detailed development controls to ensure that the development of the site maximises its locational advantages and established infrastructure including:
 - the vicinity of Port Botany;
 - frontage to two roads, one of which has been nominated as a sub-arterial road on the Sydney Road Hierarchy Plan (Bunnerong Road); and,
 - servicing by a twin track railway spur which connects to the Botany Industrial Rail System.
3. Minimise the visual impact of industrial development through landscaping and height controls. (Amendment No. 1).

APPLICATION OF DEVELOPMENT CONTROL PLAN

This DCP applies to all land to which Local Environmental Plan No. 49 applies being land bounded by Bunnerong Road, Military Road and the Botany Cemetery at Matraville and previously known as the "Total" oil refinery (Boral) site.

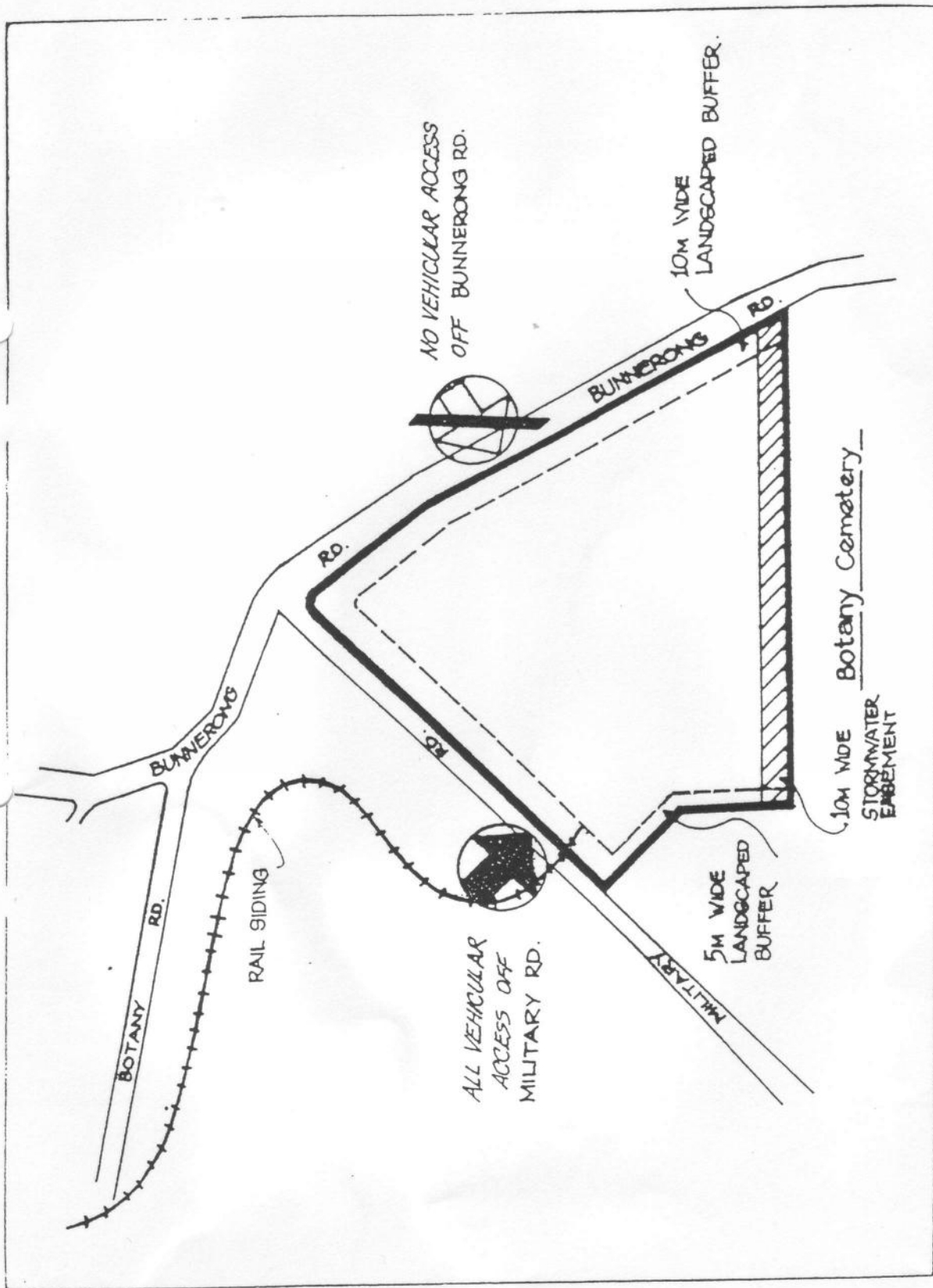


DEVELOPMENT STANDARDS

Subdivision

- Minimum subdivision of land for industrial purposes shall be into allotments of no less than 2000m².
- Each allotment shall have a frontage to a public road or access road of not less than 25m and a configuration so as to permit its practical development independent of other allotments.
- A strip of land having a minimum width of 10m along the entire Bunnerong Road and Military Road frontages shall be provided and maintained as a landscaped buffer. No building storage, display advertising or parking will be permitted in this landscaping strip. Council will not accept dedication of this area of open space.
- In addition to the 10m wide landscaping strip along Bunnerong and Military Roads, suitable planting should be undertaken on each development site to screen industrial or warehousing development from surrounding foreshores and Botany Cemetery. (Amendment No. 1).

- The proposed development should be restricted to that which can be adequately screened from surrounding residential areas, public roads and other public places. Building form, colours and materials should be selected to reduce visual impact and the height of proposed development should be restricted to a maximum of 12m. (Amendment No. 1).
- A landscaped mound shall be constructed along the Bunnerong Road frontage of the land of comparable height to the adjacent mound on the plasterboard factory site and where possible, incorporate existing mature planting. (Amendment No. 2).
- The height of external stacking of containers shall be restricted to three, unless it can be demonstrated that the development can be satisfactorily screened from Bunnerong Road. (Amendment No. 2).
- A strip of land having a minimum width of 10m shall be provided, maintained and landscaped along the boundary of the site adjoining the Botany Cemetery. (Amendment No. 1).
- Any new road proposed to service the site shall have access off Military Road only. If the allotments are to be subdivided into separate parcels, all access roads will need to be dedicated as public roads and all road and drainage construction is to comply with Council's standards. Alternatively, if the estate is not subdivided but leased to separate occupants under one title, all internal access roads would be the responsibility of the owner or lessor.
- All public roads shall have a minimum carriageway width of 20m.
- The junction of any proposed road and Military Road shall be located no closer than 100m from the intersection of Military and Bunnerong Roads.
- The intersection of Military or Bunnerong Roads will be required to be upgraded as a consequence of additional traffic generated by this development. The applicant will be required to comply with standards established by the Department of Main Roads, Traffic Authority of NSW and Council.
- There shall be no vehicular access between the site and Bunnerong and Military Roads other than via a road created as part of the subdivision of the site, ie. no development shall have direct vehicular access to Bunnerong Road or to Military Road.
- The dimensions of all roundabouts and cul de sac bulbs shall be sufficient to accommodate the largest vehicles which are likely to be generated by the proposed usages within the estate.



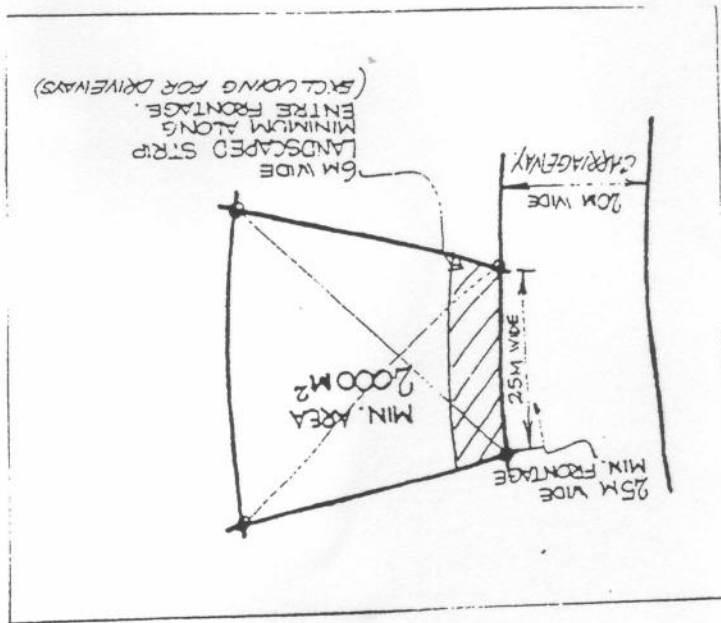
Development Controls

Setbacks

- A 6m wide strip of land along the frontage of each allotment (excluding vehicular accessways) shall be provided and maintained as a landscaped strip. This area shall not be used for storage, advertising, parking or any other purpose. Council shall only permit this area to be used for landscaping, vehicular access to meet standards established by Development Control Plan No. 2 - Parking Controls, or the Traffic Authority of NSW, or for the purpose of display of a sign or advertising structure indicating the name and nature of occupation of the occupant.

Stormwater Easements

- A 10m wide stormwater easement shall be provided along the boundary of the southern boundary of the site adjoining the Botany Cemetery. Depending on the final subdivision layout, additional drainage easements of 3m wide will be required. The applicant is advised to consult with Council in this regard.



Open Space and Landscaping

- In addition to the landscaped open space provided along Bunnerong and Military Roads, there shall be provided as part of the development of this land, an area of open space for the common use and enjoyment by workers within the site. The area provided should be landscaped in such a manner to render it suitable for eating of lunch, informal recreation or passive leisure.

- The open space area provided above shall have a minimum area of 2000m² and located, designed and maintained so as to be freely available and accessible to employees within the estate.
- The area of landscaped open space should be located in the immediate vicinity of shops which cater for the needs of workers employed in the area. Such shops may, with the consent of Council, be used as a chemist, milk bar, newsagent, tobacconist, sandwich shop or similar as provided under the Randwick Planning Scheme Ordinance and Local Environmental Plan No. 49.

Railway Siding

- No development shall be permitted which would diminish in any way the use or potential use of the railway spur line which links the site across Military Road to the main Botany Rail System.
- Wherever practical users of the site shall design their operations to utilise railway access in the most efficient manner.
- Council will not permit the fragmentation of land by subdivision or development in the vicinity of the railway siding which would effectively render it unusable.

Car Parking

- Car parking shall be required in accordance with all relevant provisions of "Randwick Development Control Plan No. 2 - Parking Controls".
- Driveways, internal road design service requirements and site design shall generally be in accordance with the "Policies, Guidelines and Procedures for Traffic Generating Developments" issued by the Traffic Authority of NSW unless otherwise stated.

DEVELOPMENT CONTROL PLAN NO. 8 - AMENDMENT NO. 1.

AIMS AND OBJECTIVES

- To minimise the visual impact of industrial development through landscaping and height controls.

OPEN SPACE AND LANDSCAPING

- In addition to the 10 metre wide landscaping strip along Bunnerong and Military Road, suitable planting should be undertaken on each development site to screen industrial or warehousing development from surrounding residential areas and public places including Botany Bay foreshores and Botany cemetery.

VISUAL IMPACT

- Proposed development should be restricted to that which can be adequately screened from surrounding residential areas, public roads and other public places. Building form, colours and materials should be selected to reduce visual impact and the height of proposed development should be restricted to a maximum of 12 metres.

DEVELOPMENT STANDARDS SUBDIVISION

- A strip of land having a minimum width of 10m shall be provided, maintained and landscaped along the boundary of the site adjoining the Botany Cemetery.

MINUTES OF THE HEALTH, BUILDING AND PLANNING
COMMITTEE MEETING
HELD ON TUESDAY, 29TH AUGUST, 1995

IT IS RECOMMENDED:

- M7. 1 Military Road, Matraville - DCP NO. 8 - Proposed Amendment Boundary Mounding. (T-19-126 xr T-13-17) (S)
- (a) That Council amend Development Control Plan No. 8 to:
1. require construction of a landscaped mound along the Bunnerong Road frontage of the land of comparable height to the adjacent mound on the plasterboard factory site and where possible incorporate existing mature planting; and
 2. restrict the height of external stacking of containers to three, unless it can be demonstrated that the development can be satisfactorily screened from Bunnerong Road.
- (b) That Council prepare a Traffic Management Plan for the areas abutting the Botany/Randwick industrial estate.

ADOPTED

Dir. of Planning

For appropriate action please

[Signature] 5.9.95

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CONTROL PLAN NO. 8**

**LAND AT THE CORNER OF
MILITARY ROAD &
BUNNERONG ROAD,
MATRAVILLE**

Effective Date : 25th March, 1987

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BUNNERONG AND MILITARY ROADS MATRAVILLE

INTRODUCTION

The purpose of this Development Control Plan (D.C.P.) is to supplement the provisions of Randwick Local Environmental Plan No. 49 which relates to this site.

The site was previously covered by Interim Development Order No. 20 which permitted its use for oil refineries, power generation or both. The rezoning of the site to General Industrial 4(A) and the subsequent dismantling of the disused refinery structures has enabled the site to be redeveloped for a broad range of industrial activities. This D.C.P. contains detailed controls, guidelines and performance standards to ensure that development occurs in a functionally and environmentally acceptable manner.

This D.C.P. has been prepared in accordance with Section 72 of the Environmental Planning and Assessment Act, 1979. The provisions of this D.C.P. are therefore a matter for consideration under Section 90 of the Act in the determination of development applications on land to which this D.C.P. applies.

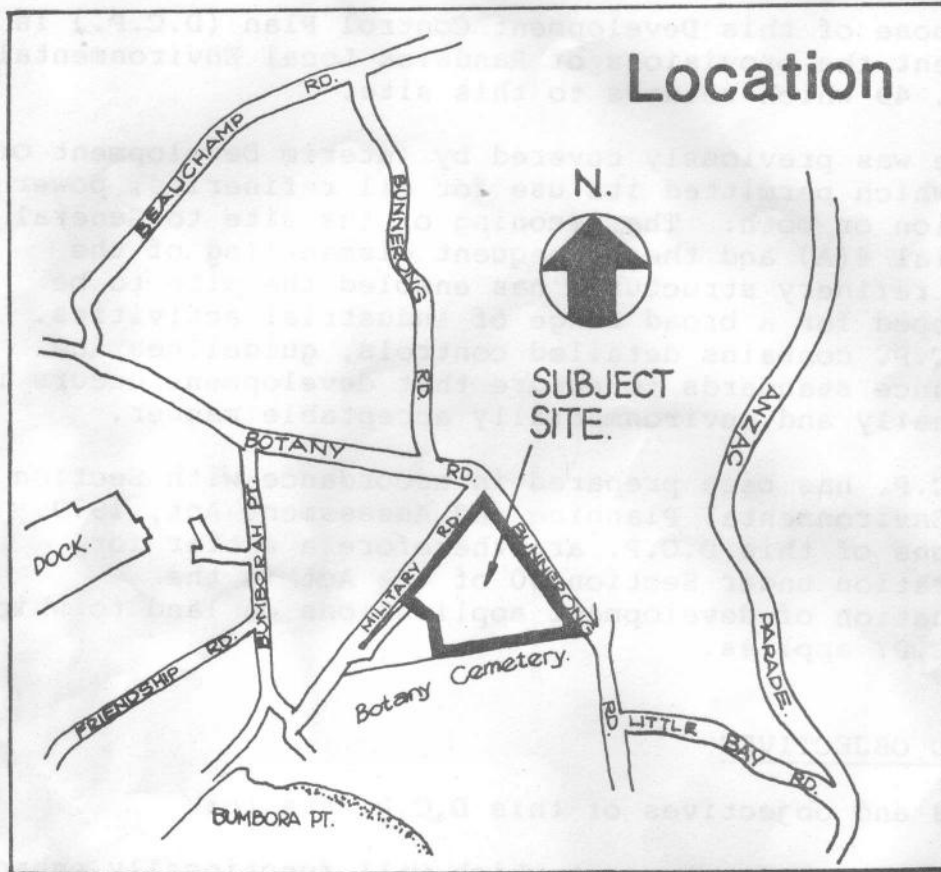
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 - the vicinity to Port Botany;
 - frontage to two roads one of which has been nominated as a sub-arterial road on the Sydney Road Hierarchy Plan (Bunnerong Road); and,
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DEVELOPMENT STANDARDS

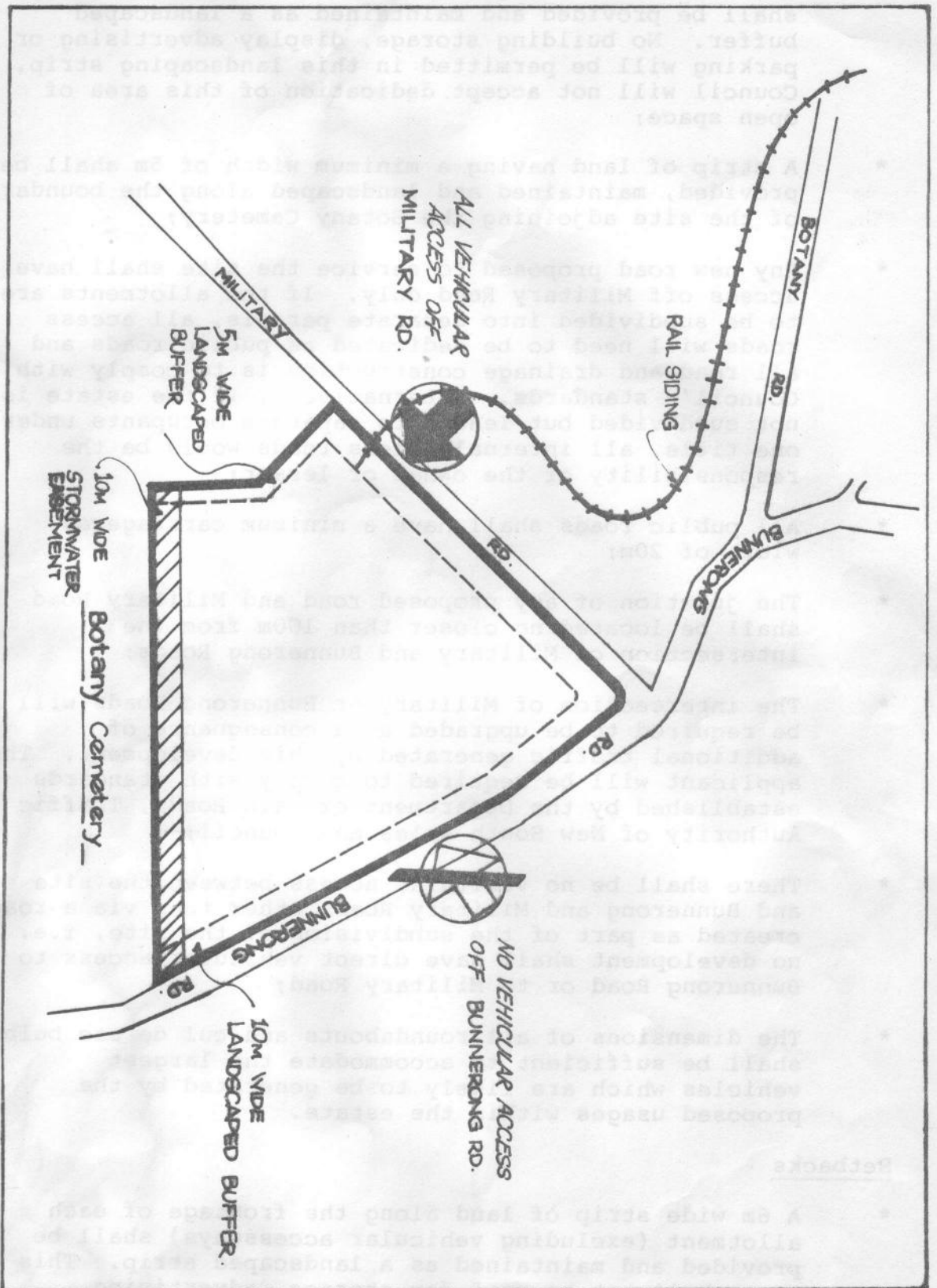
Subdivision

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Setbacks

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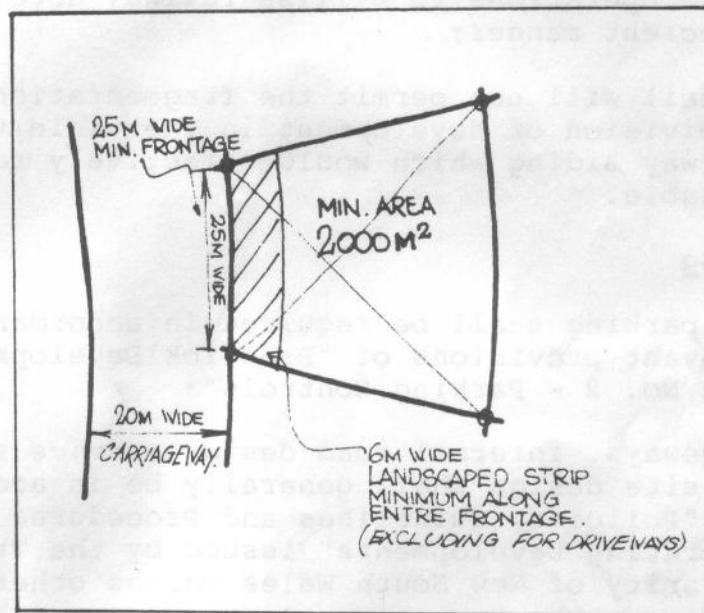


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* * * * *

(D OILREF-1/5)

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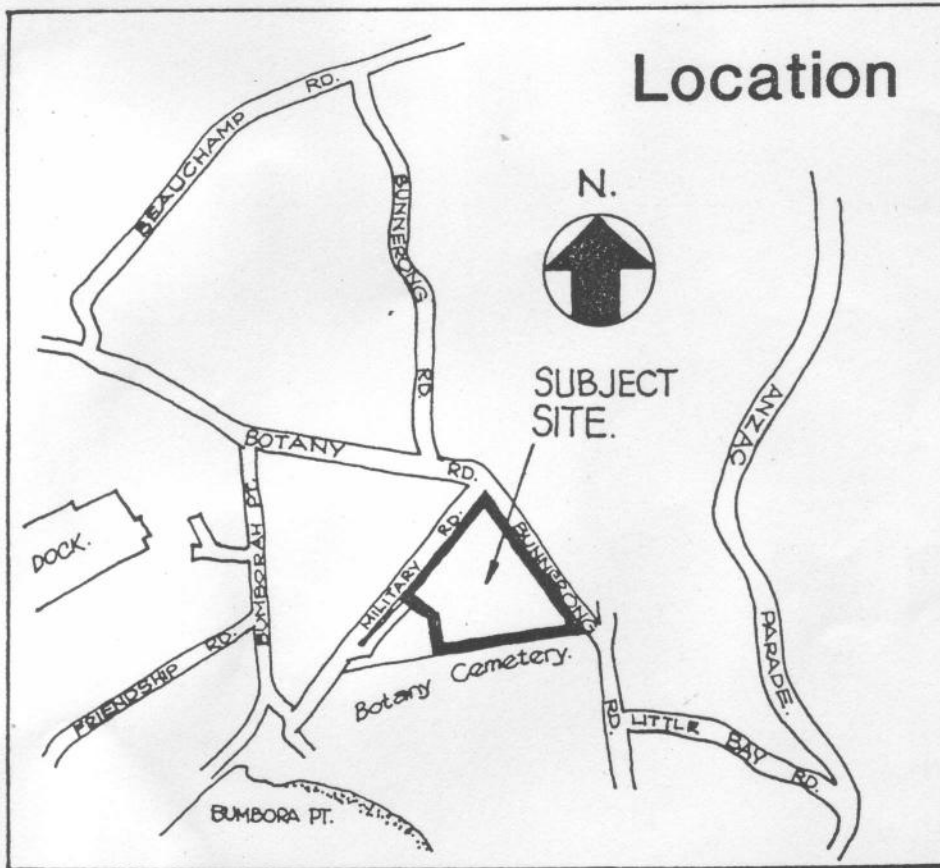
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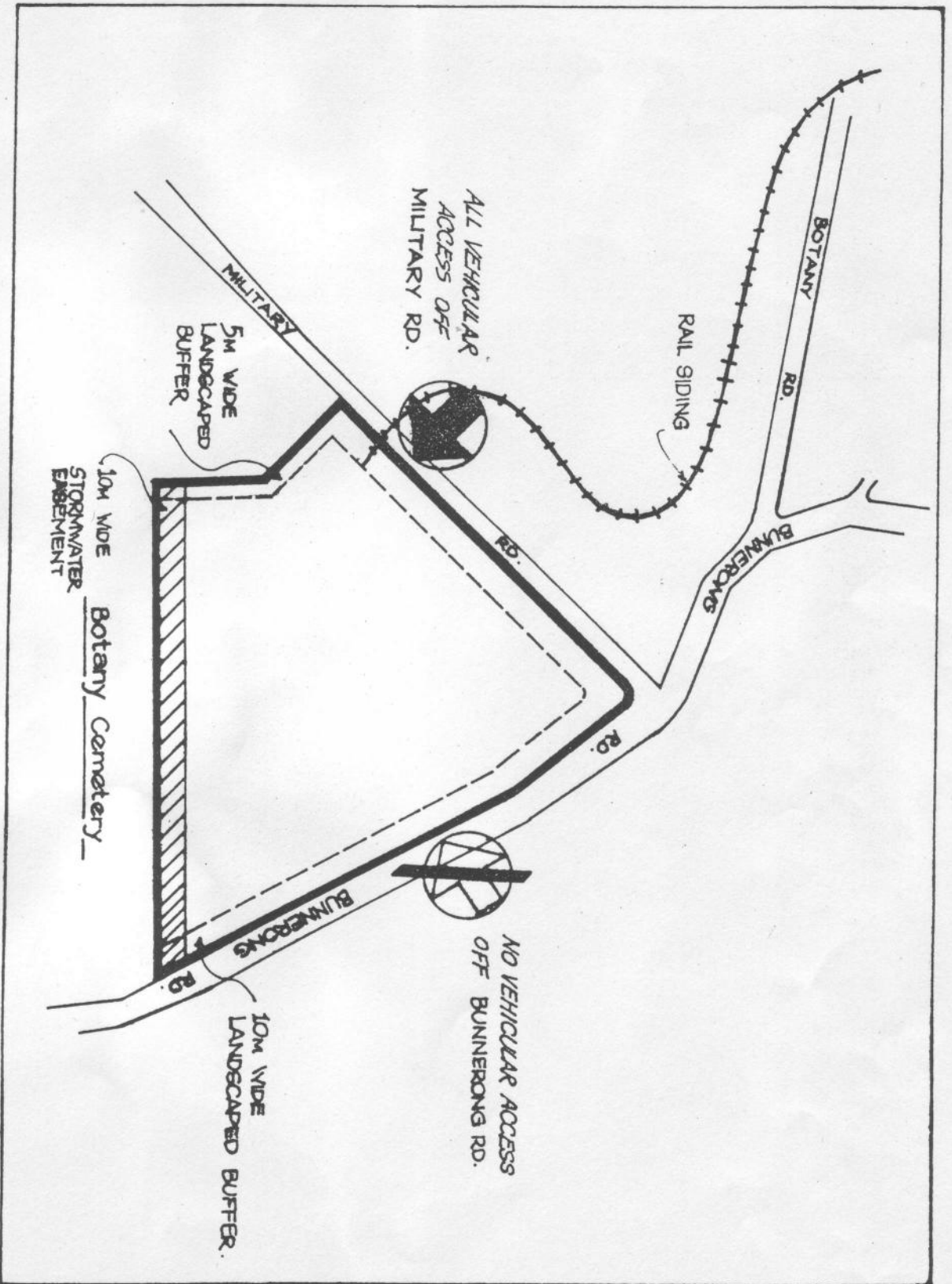
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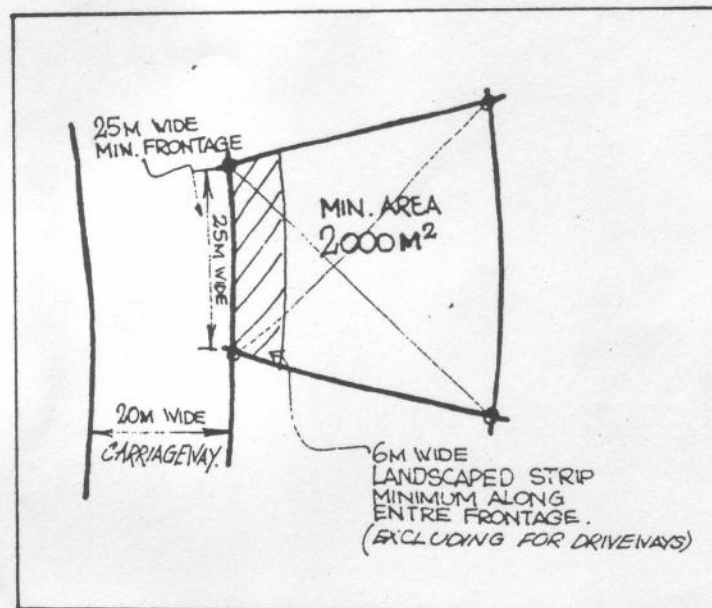


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