

**DEVELOPMENT  
CONTROL  
PLAN  
NO. 105**



**OLD NARARA PRIMARY  
SCHOOL SITE  
PACIFIC HIGHWAY,  
NARARA**



**Certified in accordance with the  
Environmental Planning and  
Assessment Regulation, 1994**

For Council: *[Signature]*

Date: 20th July 1998

**DEVELOPMENT CONTROL PLAN NO. 105  
OLD NARARA PRIMARY SCHOOL SITE  
PACIFIC HIGHWAY, NARARA**

**1 Name of Plan**

This plan is called Development Control Plan No 105 - Old Narara Primary School Site, being Lot 1 DP 523620, Lots 5/8 Section C DP 2350, Lots 86/87 Section C DP 2350, Lot 1 DP 500484 and Lot 9 DP 205519 located on the south-eastern and north-western side of the Pacific Highway, Narara. This plan consists of this document and an accompanying map.

**2 Local Environmental Plan**

This plan generally conforms to the provisions of the Gosford Planning Scheme Ordinance and any subsequent amending Local Environmental Plan.

**3 Purpose of Plan**

The purpose of this DCP is to provide more detailed guidelines for the residential development of the land as it is now surplus to the needs of the Department of School Education and Training.

**4 Operation of Plan**

This plan has been prepared in accordance with Section 72 of the Environmental Planning and Assessment Act, 1979, and accompanying Regulation. This plan will come into effect upon gazettal of the amending Local Environmental Plan.

**5 Application of Plan**

Where a development application is lodged which relates to land to which this plan applies, Council shall take the provisions of this plan into consideration in determining that application.

Compliance with the provisions of this plan does not necessarily imply that Council will consent to any application. Council must also take into consideration those matter listed under Section 90(1) of the Environmental Planning and Assessment Act, 1979.

**6 Objectives of the Development Control Plan**

The objectives of this Development Control Plan are as follows:

- a to protect the historical value of the old brick school building;
- b to facilitate traffic management and safety;
- c to ensure a high standard of urban design and amenity;
- d to manage environmental impact;
- e to ensure the land is adequately serviced;

## **7 Specific Requirements of the Development Control Plan**

### **a to protect the historical value of the old brick school building**

*This building is identified as an item of environmental heritage under the Gosford Planning Scheme and is to be retained on the land. Clause 45C of the GPSO provides conservation incentives for heritage items, which enables a particular item to be used for a purpose not usually permitted within a zone provided that its use will maintain the historical value of the building (subject to development consent). Alternatively, uses permitted within the 2(a) zone could be considered for the building subject to development approval.*

- i Any development application for land on the south-eastern side of the Pacific Highway is to be referred to Council's Heritage Committee for comment.
- ii Any development within proximity to the old brick school is to give due consideration to its impact upon the building and is to be designed to be complementary to the architectural appearance of the building.
- iii No new building is to be located in front of the old brick building or within a 45 degree plane projected to the front of the building footprint as delineated on map.
- iv All mature trees located in front of the building and within the 45 degree plane area are to be retained;

### **b to facilitate traffic management and safety**

*The Pacific Highway is an arterial road and Council will not permit direct vehicular access where a satisfactory alternative exists. In this instance, access can be gained from Goonak Parade for land on the north-western and Berrys Head Road for land on the south-eastern side of the Highway respectively. Goonak Parade is only partially constructed and may require upgrading.*

- i Direct vehicular access to the Pacific Highway is prohibited.
- ii The developer is to meet all costs of construction of Goonak Parade to Council's requirements.
- iii The developer is to provide kerb and gutter and footpath works on the Berrys Head Road and Goonak Parade frontage of the land.
- iv Road widening along the south-eastern frontage to the Pacific Highway is to be dedicated at no cost at the development application stage.

**c to ensure a high standard of urban design and amenity**

*The denial of direct vehicular access to the Pacific Highway has potential to detract from the streetscape as it is undesirable to have rear fences abutting the Pacific Highway. Land on the north-western side of the Highway also immediately adjoins existing public reserve that must be considered in the development of the land. Where residential lots back on to public reserve, Council has previously experienced difficulties where the reserve is used to dump refuse, garden clippings etc or alternatively, becomes an extension of private land which alienates public use of the reserve.*

- i Lot layout and the location of buildings is to be designed so as to achieve a satisfactory streetscape to the Pacific Highway. In this regard, Council does not consider that rear fences abutting the road way to be satisfactory, and details are to be provided at the Development application stage demonstrating that satisfactory urban design can be achieved.
- ii For land on the north-western side of the Pacific Highway, street and allotment layout is to be designed so as to integrate the adjoining public reserve with the lot layout designed so that lots do not back on the reserve.
- iii Mature trees fronting the Pacific Highway on the north-western section of the land are to be retained as delineated on the attached map.
- iv All other mature trees are to be retained wherever possible to contribute to the amenity of the area.

**d to manage environmental impact**

*Although the land is located in the midst of an urban area, environmental controls in accordance with Council's standard practices shall ensure that impact is minimised.*

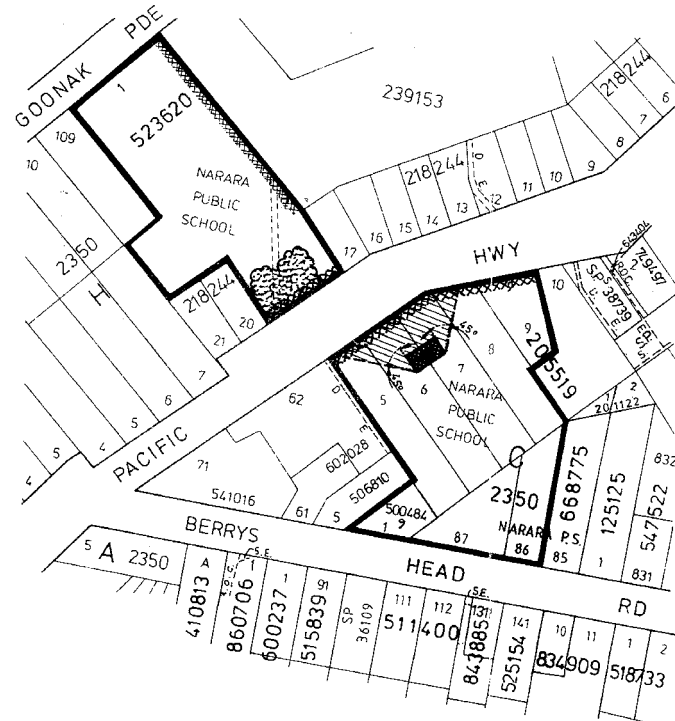
- i All stages of development, including site preparation, subdivision and building works shall incorporate soil conservation measures to minimise soil erosion and siltation during and upon completion of such works or development. Measures to be employed are to be in accordance with Council's Policy for Erosion and Siltation Control.
- ii A nutrient control plan is to be prepared and implemented in accordance with Council's Nutrient Policy and Best Practice Management Guidelines.

**e to ensure the land is adequately serviced**






*As the land is to be developed for residential purposes, it must be serviced with water and sewer to the satisfaction of Council.*

- i The developer will be required to pay the current water and sewer headworks and augmentation contributions in accordance with Council's policy.

- ii The developer is to be responsible for the design and construction of water and sewer reticulation within the rezoned area.
- iii The developer is to be responsible for the full cost of connection of the rezoned area to the existing water and sewer system.
- iv The developer is to be responsible for the design and full cost of any augmentation works in the existing and any future water and sewerage systems that are required as a result of additional loadings from the proposed development.



**LEGEND**

-  SUBJECT LAND
-  OLD BRICK SCHOOL BUILDING TO BE RETAINED
- XXXX VEHICULAR ACCESS
-  BUILDING PLANE  
(No building to be placed in this area and trees to be retained)
-  REDEVELOPMENT TO BE INTEGRATED WITH ADJOINING RESERVE
-  TREES TO BE RETAINED

SCALE-1:2000

LOCALITY - NARARA



A.MEDLICOTT  
TOWN PLANNER

T.MILANOLI  
SUPERVISING DRAFTSPERSON



THIS PLAN COMES INTO FORCE FROM TO THE EXTENT TO WHICH IT IS CONSISTENT WITH THE GOSFORD PLANNING SCHEME ORDINANCE, THE GOSFORD LOCAL ENVIRONMENTAL PLAN NO.370 OR ANY OTHER SUBSEQUENT LOCAL ENVIRONMENTAL PLAN WITHIN THE AREA.

COUNCIL FILE NO. R.A. 1997.3  
RELATED TO LOCAL ENVIRONMENTAL PLAN NO.370

CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 AND REGULATIONS.

*[Signature]*  
TOWN CLERK

20/7/98  
DATE

**CITY OF GOSFORD**

**DEVELOPMENT CONTROL PLAN NO.105**

**OLD NARARA PRIMARY SCHOOL SITE**