

The logo for URBIS, featuring the word "URBIS" in a bold, white, sans-serif font. The text is contained within a white square frame that is partially open on the right side. A thick white vertical line runs down the left side of the page, and a thick white horizontal line runs across the page, intersecting the vertical line and the logo's frame.

URBIS

SITE-SPECIFIC DEVELOPMENT CONTROL PLAN

Bumborah Point

Prepared for
**SOUTHERN METROPOLITAN CEMETERIES LAND
MANAGER**
February 2021

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	David Hoy
Associate Director	Naomi Daley
Consultant	Eliza Scobie
Project Code	P%26694
Report Number	VERSION 7

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Pty Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

CONTENTS

- 1. **Introduction 1**
- 2. **Section 2 – Structure Plan 4**
- 3. **Section 3 – Landscape and Public Domain..... 6**
- 4. **Section 4 – Access, Circulation and Parking 9**
- 5. **Section 5 – Heritage..... 12**
- 6. **Section 7 – Environmental Management 13**
- 7. **Section 8 – Site Management and Servicing..... 14**
- Disclaimer Error! Bookmark not defined.**

FIGURES

- Figure 1 – Land to which this DCP applies 2
- Figure 2 – Indicative Structure Plan 5

1. INTRODUCTION

1.1. OVERVIEW

This site-specific Development Control Plan (**DCP**) provides a framework for the redevelopment of land at Bumborah Point, Port Botany. It provides controls to guide land use, environmental and amenity standards, and requirements for appropriate heritage protection for the site.

This section seeks to comply with clause 6.12 of the *Randwick Local Environmental Plan (Randwick LEP 2012)* which requires the preparation of a DCP prior to a consent authority granting development consent on land which has a site area of 10,000sqm or greater. This DCP has been made in accordance with section 3.43 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and clause 6.12 of the *Randwick LEP 2012*.

This section of the DCP should be read in conjunction with the following sections of the *Randwick Development Control Plan 2013 (Randwick DCP 2013)*:

- Part A – Introduction
- Part B – General Controls; and
- Other sections of the DCP if relevant to the application.

The site specific DCP will be inserted into Part E of the *Randwick DCP 2013*.

1.2. NAME OF THIS DCP

This DCP is known as the “Bumborah Point Development Control Plan”. This DCP was adopted by *Randwick City Council* and came into force on **[date to be inserted]**.

1.3. LAND TO WHICH THIS DCP APPLIES

This site specific DCP applies to all Crown land contained within the development area at Bumborah Point Road, Bumborah Point. This is identified in **Figure 1** and is known herein as ‘the site’. The site is legally described as Lot 4858 in DP 752015, part of Lot 7302 in DP 1139143 and part of the Military Road Reserve (unknown Lot and DP).

1.4. RELEVANT LEGISLATION APPLYING TO THE SITE

In addition to the *Randwick LEP 2012*, a number of State Environmental Planning Policies (**SEPPs**) and other legislation apply to development on the subject land, including:

- *Coastal Management Act 2016*
- *Biodiversity Conservation Act 2016*
- *Biodiversity Conservation Regulation 2017*
- *Crown Lands Management Act 2016*
- *State Environmental Planning Policy (Coastal Management) 2018*
- *State Environmental Planning Policy No 55—Remediation of Land*
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*

These policies are to be considered in future development applications where relevant.

Future applications are not to be inconsistent with the applicable Plan of Management for the site in accordance with the requirements of the *Crown Lands Management Act 2016*, *Cemeteries and Crematoria Act 2013* and applicable CCNSW obligations. The Plan of Management is to be prepared in accordance with the CLMA POM Guidelines for Non-Council Crown Land Managers.

1.5. OBJECTIVES

The objectives of this part are:

- Deliver upon the dual use of the site to maximise burial capacity and accommodate public recreation;
- Establish the planning, design and environmental objectives and controls against which the consent authority will assess future development applications;
- Maintain and enhance use of the site for passive public recreation purposes integrated with future use as a cemetery space;
- Establish controls for landscape, public domain, access, circulation, parking, heritage, environmental management and site management to guide future development of the site;
- Ensure that site is developed as a foreshore parkland cemetery retaining passive recreation opportunities, including well shaded seating areas that provide views and vistas across the site;
- Maximise areas of tree canopy across the site and dense vegetation cover whilst minimising clearing of native vegetation;
- Provide enhanced opportunities for flora and fauna linkages across the site;
- Ensure important views across the site towards the foreshore are maintained;
- Encourage public access throughout the site through a hierarchy of safe pedestrian and cycle paths connecting to the Yarra Bay foreshore and Bicentennial Park;
- Encourage the efficient use of space across the site and provide a range of different burial typologies and spaces for ash interments;
- Encourage the retention of native vegetation on the site;
- Establish a foreshore buffer zone that creates substantial opportunity for revegetation of native species that creates a landscape screen to the cemetery when viewed from foreshore areas along Yarra Bay;
- Ensure the provision of infrastructure to service the site.

Figure 1 – Land to which this DCP applies



Source: Nearmap 2019

1.6. APPLICATION OF THIS DCP

This DCP contains objectives and controls relating to various aspects of development at Bumborah Point. The objectives enable Council and applicants to consider whether a particular proposal will achieve the objectives established for the site. The consent authority may consider reasonable alternative solutions that achieve the objectives of this part of the DCP.

2. SECTION 2 – STRUCTURE PLAN

2.1. OBJECTIVES

- Ensure the delivery of key elements of the Structure Plan, whilst providing a degree of flexibility in the final layout and design of the site.
- Maximise the provision of burial space in suitable locations across the site.
- Provide a publicly accessible walkway along the foreshore that connects to existing access networks.











2.2. CONTROLS

- (a) Development is to be generally consistent with the Indicative Structure Plan in Figure 2. Where variations are proposed, a development application shall demonstrate how the relevant objectives are still able to be achieved.

Figure 2 – Indicative Structure Plan



LEGEND:

	SITE BOUNDARY		ROAD 3.5m wide one-way; 6m wide two-way
	EASEMENTS		SHARED PATH/ CYCLEWAY 2.5m wide
	TREES - EXISTING		FOOTPATH 1.2m wide
	TREES - NEW		FORESHORE WALK 1.8m wide
	BURIAL AREA - MONUMENT		
	BURIAL AREA - LAWN		

Source: MHLA

3. SECTION 3 – LANDSCAPE AND PUBLIC DOMAIN

3.1. OBJECTIVES

- To provide landscaping within the site that enhances the aesthetics and character of Bumborah Point.
- To provide landscaping within the site that softens and screens the visual impacts associated with burials areas on the site.
- To provide landscaping along the foreshore which provides a visual buffer to the cemetery and allows the continuation of planting along the Yarra Bay foreshore.
- Encourage planting types with root zones which are suitable for the cemetery use.
- To maximise the retention of Coastal Sand Tea-tree Banksia Scrub and Beach Spinifex Grassland in areas marked as “non-burial areas” under the Structure Plan.
- To create spaces for quiet reflection throughout Bumborah Point.
- To ensure signage is well designed, sized and positioned to be complementary to the landscape and heritage character of the site and does not result in visual clutter.

3.2. CONTROLS

Landscaping and Vegetation

- (a) Where significant development is proposed or as relevant, a vegetation management plan prepared by a qualified environmental consultant is to be submitted addressing:
 - (i) Continuous tree canopy cover along the coastal walkway;
 - (ii) Strong landscaped visual buffer between the cemetery and foreshore area ;
 - (iii) Implementation of protective measures during construction;
 - (iv) A staged restoration work and removal of weeds so that the rate of weed removal does not outpace replacement with native vegetation in order to protect local fauna.
 - (v) Site plant establishment and maintenance plan outlining ongoing requirements and responsibilities for bush regeneration work to establish plants and control weeds.
- (b) Site landscaping is to incorporate native vegetation and shall meet the relevant requirements of section B4 - Landscaping and Biodiversity of Council’s DCP. In accordance with the Structure Plan, native vegetation is to be located along the foreshore buffer to retain the existing native character of the foreshore slopes and enhance native fauna habitats.
- (c) Provide shade trees and establish wind breaks where possible to provide protection from southerly onshore winds.
- (d) Indigenous and low-water tolerant species shall be included throughout the site to reduce water usage.
- (e) Existing vegetation shall be retained, where possible, however all noxious weeds shall be removed through a staged approach to maintain habitat for local native fauna until replacement habitat provides for suitable alternative habitat.
- (f) A report shall be provided with any relevant future development application detailing measures to be taken to ensure tree protection during construction and prepared by a suitably qualified professional.
- (g) A landscape plan is to be prepared by a suitably qualified landscape architect and submitted with any relevant future development application. The plan is to address the following matters:
 - (i) Water efficient irrigation systems and use of non-potable water source;
 - (ii) Details of planting, paving, fencing, soil depth;
 - (iii) Provision of overland flow paths to permit stormwater runoff;

- (iv) Measures to be adopted to manage stormwater runoff from hard surfaces;
 - (v) High quality materials and finishes;
 - (vi) An appropriate response to the cultural landscape and heritage items;
 - (vii) Incorporation of mature shade trees in suitable locations that provide protection from southerly on shore winds.
- (h) A Biodiversity Development Assessment Report is to be prepared by an accredited biodiversity assessor who has applied the Biodiversity Assessment Method (BAM) to the proposal.

Public Domain and Open Space

- (i) Open space is to be provided in accordance with the Structure Plan.
- (j) A minimum 20m width is to be provided for the foreshore buffer zone, with wider buffer areas created for the protection of native vegetation and/or enhance the visual buffer between the cemetery and the foreshore.
- (k) Edge planting is to be provided along burial areas, including adjacent to the foreshore buffer, natural hazard erosion line and internal roads, to provide adequate an adequate visual and physical buffer and additional vegetation.
- (l) Public domain elements such as seating, lighting and signage are to be consistent with and integrate where possible with the adjacent Eastern Suburbs Memorial Park to ensure the facilities are collectively understood and accessed.
- (m) The design of the open space is to:
 - (i) Optimise personal and property safety, universal accessibility, legibility and pavement quality.
 - (ii) Provide areas of public seating throughout the site that are well shaded.
 - (iii) Permit lightweight pergolas or arbour structures to provide weather protection. These structures are to be visually unobtrusive when viewed from the foreshore and permit sightlines towards the foreshore.
 - (iv) Provide a “landmark destination” along the foreshore walkway.
- (n) A lighting plan and statement prepared by a qualified lighting specialist is to be submitted with a relevant development application which addresses:
 - (i) The provision of an appropriate level of lighting consistent with the Australian Standard along key public access routes including:
 - Vehicular routes.
 - The foreshore walkway.
 - The shared pathway.

Additional lighting may be provided along pedestrian footpaths and within burial areas for safe access, whilst respecting the use of the site as a cemetery and the predominate daytime usage.

Consistency with the broader Eastern Suburbs Memorial Park system.
 - (ii) A lighting approach that allows for safe night passage whilst being subtle and enhancing and respecting the natural coastal environment:
 - (iii) Measures to minimise light spill that may impact on the night sky and breeding, feeding or natural diurnal life cycles of species on the site;
 - (iv) Elements (such as walkways, handrails and seating areas) and sections of the site that will be illuminated at night to highlight the special characteristics of the site.

- (o) Where significant development is proposed and where relevant, a signage plan is to be provided and address the following matters:
- (i) How signage will contribute to and complement the landscape character of the site.
 - (ii) Consistency with the broader Eastern Suburbs Memorial Park system.
 - (iii) Provision of cemetery identification at key site frontages on Military Road, Prince of Wales Drive and along the foreshore walkway.
 - (iv) Provision of clear and informative directional signage within the site to ensure site legibility.
 - (v) Provision of interpretative signage relating to key site elements to celebrate the rich history of the site and surrounding area.
 - (vi) Signage is to be an appropriate size and easily read for convenience and safety. All signage shall meet the requirements of section F2 – Advertising and Signage of Council's DCP where relevant.
 - (vii) Maintain access point for site maintenance vehicles via Military Road.

4. SECTION 4 – ACCESS, CIRCULATION AND PARKING

4.1. OBJECTIVES

- To provide a network of walking and cycle paths across the site to encourage passive recreation.
- To enhance public access to and from Bumborah Point and improve safety for pedestrians using the site.
- Provide improved pedestrian access to the Yarra Bay beach and foreshore, Bicentennial Park and existing adjacent pathways.
- To provide an internal road to facilitate vehicular access to burial areas.
- Provide a shared pathway that supports and enhances pedestrian and cyclist connectivity and general site accessibility.
- To facilitate future connections to the northern precinct of the cemetery.
- To provide a foreshore walkway that is constructed of high quality, durable and low maintenance materials.

4.2. CONTROLS

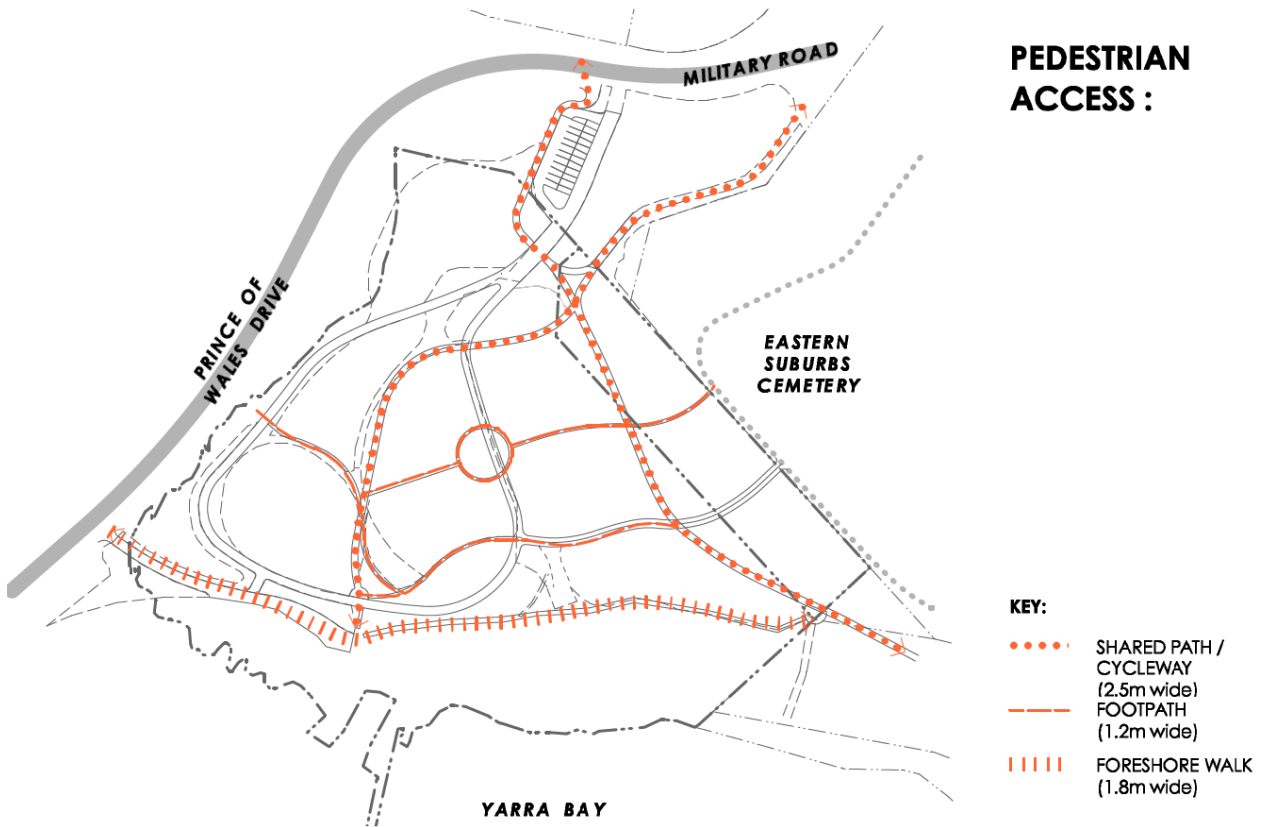
- (a) Vehicle and service entry points are to be consistent with the Vehicular Access Plan in **Figure 4**. The existing car parking on Military Road and Prince of Wales Drive are to be retained and upgraded to improve access and circulation on the site. No additional access points are permitted from Military Road.
- (b) Vehicle parking rates, parking requirements and vehicular access shall meet the requirements of section B7 – Transport, Traffic, Parking and Access of Council’s DCP where relevant.
- (c) Any future DA shall be accompanied by a traffic and parking analysis addressing parking demand, access, and traffic movements (where relevant).
- (d) Development is to be generally consistent with the Indicative Pedestrian Circulation Plan in **Figure 3** to allow for pedestrian connectivity and site accessibility.

The foreshore walkway between the interface of vegetated coastal slopes and the sandstone beachhead along the site’s southern boundary. The foreshore walkway is to provide continuous safe and accessible public access where achievable from Prince of Wales Drive across the site to the beach and coastal walk and connect with existing regional coastal walkways to the east. The foreshore walkway is to:

- (i) Generally have a minimum width of 1.8m.
 - (ii) Remain publicly accessible at all times.
 - (iii) Be positioned away from the primary dune crest.
 - (iv) Incorporate use of high quality, durable and low maintenance materials for the construction of the shared promenade landward of seawall that respond to subsurface conditions and stability and ensure the durability of the walkway during severe storms in the 1 in 100 Annual Exceedance Probability and 2100 predicted sea level rise.
 - (v) Investigate ways to meet this compliance along foreshore walkways where possible.
 - (vi) Provide non-slip access, suitable for its location adjacent to a coastal marine environment.
 - (vii) Where required, consider provision of bedrock foundation piling for areas below -1m AHD in sandy areas to respond to dune instability and wave action.
 - (viii) The foreshore walkway shall not be built in a location subject to wave overtopping.
- (e) All shared pathways are to suitably accommodate pedestrians and cyclists. The design treatment of the shared pathways are to:
 - (i) Generally have a minimum width of 2.5m. This may be increased at locations where:
 - Areas may experience potential for higher pedestrian activity.

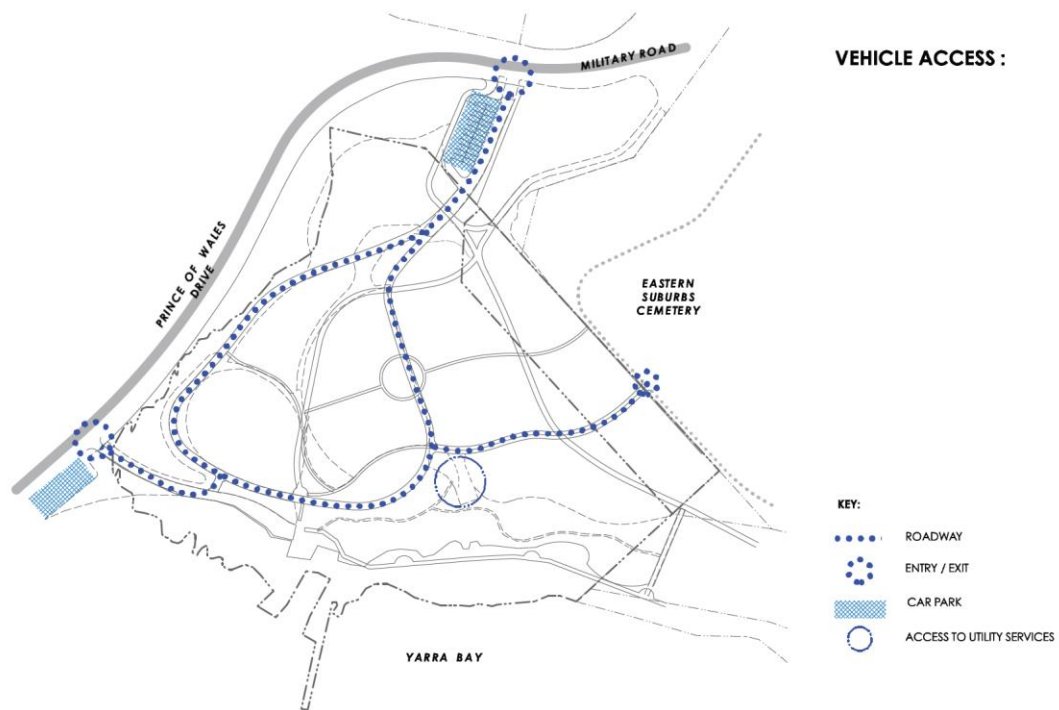
- High pedestrian volumes are expected.
 - The shared pathway is to join with existing surrounding paths or traffic lanes.
- (ii) Be clearly distinguished from vehicular accessways.
- (iii) Be clear of obstructions or structures, such as electricity substations.
- (iv) Be direct and accessible to all, with a clear line of sight as much as practicable.
- (v) Be easily identifiable by users and include signage advising of the shared status of the pathway.
- (vi) Shared pathways and footpaths within the cemetery to meet DDA compliance requirements.
- (f) Pedestrian footpaths are to provide additional intra-site connectivity, and generally provide a minimum width of 1.2m.

Figure 3 Pedestrian Circulation Plan



Source: MHLA

Figure 4 Vehicular Access Plan



Source: MHLA

5. SECTION 5 – HERITAGE

5.1. OBJECTIVES

- To provide a foreshore vegetation buffer to retain the site's connection to Botany Bay National Park Heritage Conservation Area.
- To offer opportunities to interpret the history and heritage of the locality.

5.2. CONTROLS

- (a) Any future development application shall meet the requirements of section B2 - Heritage of Council's DCP, and specifically address provision 4.1 relating to the Botany Bay National Park Heritage Conservation Area.
- (b) Any future development application should be supported by an Unexpected Finds Protocol to outline the pathway to be followed in the event Aboriginal or Archaeological deposits are discovered on the site.
- (c) A Heritage Impact Statement shall be provided with any development application proposing significant site works prepared by a suitably qualified professional.
- (d) Provide physical and visual connections with the broader Botany Bay National Park Heritage Conservation Area to allow the site to be read, when viewed from the foreshore, as a connecting portion of the Botany Bay National Park Heritage Conservation Area.
- (e) Retain and enhance native planting along the southern periphery of the site consistent with the Indicative Structure Plan to continue the character of the Botany Bay National Park Heritage Conservation Area along the whole extent of Yarra Bay, which includes natural and man-made landscapes with low rocky headlands, dunes and scrub vegetation.
- (f) Future development on the site is to provide opportunities for heritage interpretation in response to:
 - (i) The history and heritage of the locality.
 - (ii) Potential significant Aboriginal relics and rock croppings including a recorded Aboriginal rock engraving and any sites identified in the AHIMS within or in the vicinity of the site.
 - (iii) Potential significant archaeological relics associated with past uses on the site, including possible military installations and structures related to the former Bunnerong Power Station.
- (g) Identified and potential Aboriginal sites are to be managed and conserved in accordance with the NSW NPWA, 1974. Consultation with Aboriginal groups including the La Perouse LALC is to be undertaken to develop a further understanding of the Aboriginal significance of the site.

6. SECTION 6 – ENVIRONMENTAL MANAGEMENT

6.1. OBJECTIVES

- Mitigate the impacts of development on stormwater quality and impacts on the marine environment.
- Reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered in accordance with *State Environmental Planning Policy No 55—Remediation of Land*.
- Ensure appropriate site drainage and water control within and across the site.

6.2. CONTROLS

- (a) Any future development application shall adequately address and investigate site contamination including groundwater contamination, consistent with the requirements of *State Environmental Planning Policy No 55—Remediation of Land* and relevant local guidelines.
- (b) Any future development application shall be accompanied by preliminary site investigation(s), detailed site investigation(s) and details of remediation consistent with the requirements of *State Environmental Planning Policy No 55—Remediation of Land* and relevant local guidelines to demonstrate the land is, or can be made, suitable for the intended use. If required, remediation of the land must be completed to the satisfaction of the consent authority prior to the carrying out of any development on the land.

It is noted that a preliminary contamination site investigation for the site was undertaken in March 2018 by JBS&G Australia as part of the Planning Proposal.

- (c) Any future development application that involves potential disturbance of acid sulphate soils shall be supported by an assessment consistent with the requirements under Clause 6.1 of Randwick LEP.
- (d) Undertake appropriate measures to ensure groundwater flow and natural seepage across the site, such as contouring of or excavation of drainage paths, over excavation or placement of a specific drainage layer.
- (e) Any soil being removed from the site shall be appropriately classified prior to offsite removal.
- (f) Implement appropriate construction methods during excavation to limit ground vibrations and ensure all excavated material to be removed off site will need to be disposed of in accordance with the provisions of the current legislation and guidelines including the *Waste Classification Guidelines*.
- (g) Where excavation support is required for burial plots excavated into the existing site soils, design of shoring and retaining walls should allow for all surcharge loads, including footings, inclined slopes behind the wall, traffic and construction-related activities.
- (h) Any cut and fill should be undertaken to ensure the southern site profile remains consistent with the natural topography of the land.
- (i) Any future development application shall consider management of coastal erosion, recession and subsurface stability, including consideration of the relevant principles of the Coastal Dune Management Manual (Department of Land and Water Conservation, 2001).
- (j) Any future development application is to consider stormwater management practices to maximise the capture and absorption of rainfall and prevent runoff from hard surfaces. The design may consider in some parts:
 - (i) Maximising native vegetation.
 - (ii) Minimizing the amount of hard surface areas.
 - (iii) Consider use of semi-pervious surfaces for footpaths, cycleways and roads.

7. SECTION 7 – SITE MANAGEMENT AND SERVICING

7.1. OBJECTIVES

- Ensure the provision of necessary utility and infrastructure services to service the development.
- To facilitate sustainable waste management practices during the construction and operational phases of the development.

7.2. CONTROLS

- (a) Any future development application shall ensure the adequate servicing of the site from existing water, sewer, electrical and stormwater infrastructure. The application shall be accompanied by an audit of existing infrastructure with any augmentation and mitigation outlined.
- (b) Where relevant, any future development application shall consult with relevant utility companies and asset owners in relation to the four existing site easements. Servicing and infrastructure provision on the site is to ensure consistency with the requirements of utility authorities.
- (c) A Waste Management Plan is to be prepared and lodged with a Development Application involving demolition, construction and/or changes of use, and shall include details such as:
 - (i) The types and volumes of waste and recyclables generated during the demolition, construction and operational phases.
 - (ii) Ongoing management of waste during the operational phase of the development.