

Tamworth Regional Development Control Plan 2010

STEP 4: SITE SPECIFIC

Arcadia and Bylong Road Precinct, South Tamworth

These are development controls relating to development in the Arcadia and Bylong Road Precinct as identified on the DCP Maps. Please note, **Step 3- General Development Specifications** requirements may also apply to your development.

- Subdivision**
- Subdivision proposals must be consistent with the prevailing subdivision pattern as per the Arcadia and Bylong Road Precinct DCP Map.

- Road Design And Network**
- Road widths shall be in accordance with the provisions listed in the table below or in accordance with the subdivision guidelines applicable at the time.

Roads	Width
Warwick Road	25m
Bylong Road	25m
Proposed Collector Roads	25m
Proposed Local Roads	20m

- No Local Roads are to be longer than 250 metres without an intersection and/or traffic calming treatment.
- All roads within the Arcadia Estate will require the construction of kerb and guttering.

- Traffic and Access**
- Access to the area is to be provided in accordance with the Arcadia and Bylong Road Precinct DCP map.
 - Road connections, pedestrian footpaths and bicycle paths are to be generally provided in accordance with the Arcadia and Bylong Road Precinct DCP map and the applicable Section 94 Contributions Plan.
 - Subdivision plans are to provide adequate space for future road upgrade works including:
 - Approximately 5-7 metre widening of sections of Warwick Road and Bylong Road.
 - Intersection upgrades along Warwick Road.
 - Intersection upgrades along Bylong Road.

- Parks**
- Any subdivision development will require Public Open Space provisions in accordance with the applicable Section 94 Contributions Plan.
 - Parks are to be generally located in accordance with the Arcadia and Bylong Road Precinct DCP and should include :
 - 2 parks to be located in western section each with an area of 2.5 ha
 - 1 park to be located in eastern section with an area of 3 ha

- Drainage**
- Subdivision plans need to provide infrastructure that makes provision for future down stream development.

- Water**
- All lots within the Arcadia and Bylong Road Precinct are to be serviced by reticulated water in accordance with the Development Servicing Plan.
 - In addition to water storage capacity required by BASIX commitments, rainwater storage is encouraged to allow the sustainability of lawns and gardens.

- Sewer**
- All lots within the Arcadia and Bylong Road Precinct are to be serviced by connection to reticulated sewer in accordance with the Development Servicing Plan.

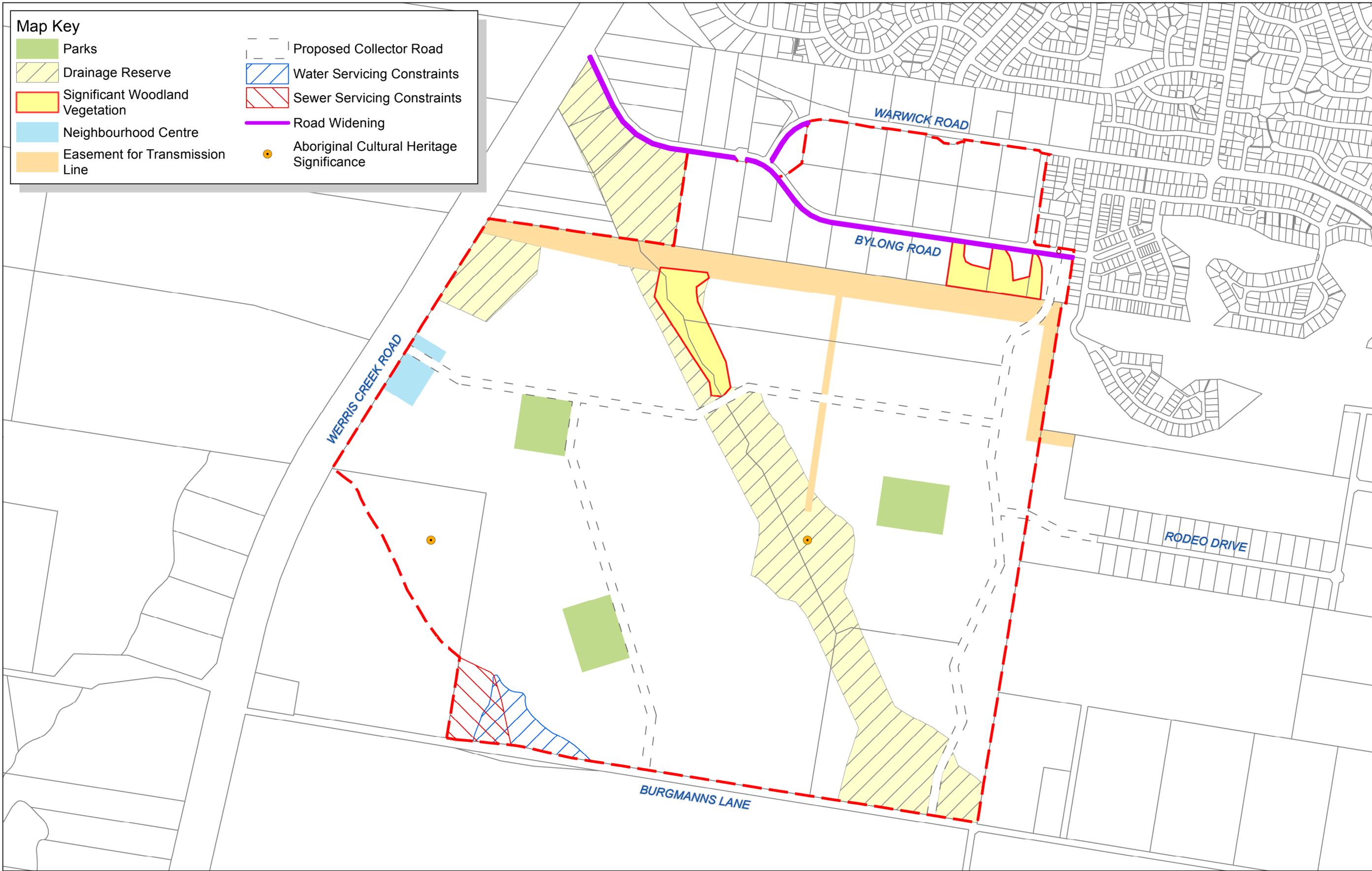
- Significant Woodland Vegetation**
- Removal of vegetation from land identified in the Arcadia and Bylong Road Precinct DCP map as *Significant Woodland Vegetation* is not permitted.
 - All activities that may impact on the integrity of the habitat vegetation including under-storey clearing will not be permitted.

- Soil/Ground Water Vulnerability**
- Some areas within the Arcadia and Bylong Precinct may be affected by the presence of groundwater vulnerability and potential soil salinity which can result in the corrosion of concrete, as well as the deterioration of metal, masonry and bituminous structures/products.
 - Further analysis may be required from a suitably qualified person indicating that consideration has been given to the possible of groundwater vulnerability in the structural design and construction of future development within the area.

- Aboriginal Cultural Heritage Significance**
- Indigenous heritage items have been identified as being located within the Arcadia and Bylong Road Precinct. This may limit development within these locations which are to be kept clear of any works, road works or residential development. Appropriate respectful management of the sites will be required.
 - Consultation with the Tamworth Aboriginal Lands Council shall be undertaken prior to any works commencing within the area.

Map Key

-  Parks
-  Drainage Reserve
-  Significant Woodland Vegetation
-  Neighbourhood Centre
-  Easement for Transmission Line
-  Proposed Collector Road
-  Water Servicing Constraints
-  Sewer Servicing Constraints
-  Road Widening
-  Aboriginal Cultural Heritage Significance



 Subject Area

Tamworth Regional Council
ARCADIA & BYLONG ROAD PRECINCT - DRAFT - DCP
 PROPOSED DEVELOPMENT CONTROL PLAN FOR THE ARCADIA AND BYLONG ROAD PRECINCT.

Cadastral Data: October 2016, Land and Property Information, NSW
Asset Data: October 2016, Tamworth Regional Council
Created By: joeb
Printed By: joeb
Date Printed: October 2016

0 50 100 200 300 400
 Meters
 Map Projection: Universal Transverse Mercator
 Horizontal Datum: Geodetic Datum of Australia 1994
 Grid: Map Grid of Australia, Zone 56
 Scale @ A1: 1:7,500