

Schedule 12 121 Raby Road, Leppington



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121 RABY ROAD LEPPINGTON

S12.1 Introduction

Raby Road, Leppington

This section applies to the land marked in red in Figure 12-1.

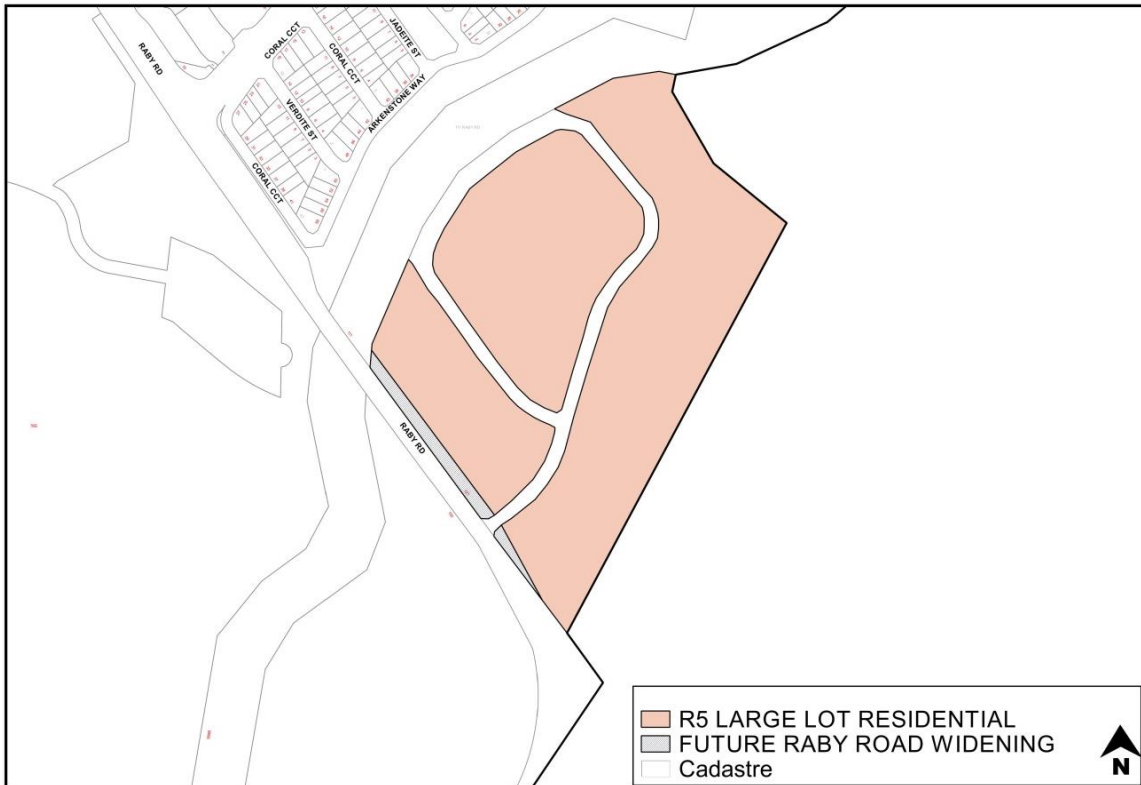


Figure 12-1: Land to which this Schedule applies

Objectives

- a. To ensure the development does not pose an adverse impact on sensitive landscape areas such as the Scenic Hills, the settings of heritage items or heritage conservation areas or other places of heritage significance.
- b. Minimise opportunity for light spill from infrastructure in the public domain.
- c. To prohibit development on land subject to future road widening of Raby Road.

Controls

1. A 10m wide (minimum) vegetated buffer screen incorporating upper, middle and lower canopy plantings from the Cumberland Plain Woodland vegetation community must be planted in the locations shown in Figure 12-2 to achieve a natural visual buffer as recommended in the Landscape and Visual Analysis Reports (Distinctive Living Design, JMD Design, Musescape) and Flora and Fauna Assessment (Lesryk Environmental Consultants). A Vegetation Management Plan (VMP) is to be submitted with the first DA.
 - a. The VMP is to specify the necessary buffer screen plantings and ongoing maintenance.
 - b. Areas of native landscaping buffer screen are to be fenced off and protected when earthworks and civil works are being carried out in proximity.
 - c. A covenant MUST be registered on the title of the lots requiring compliance with the VMP.
 - d. Planting works as per the VMP must be completed prior to the release of the Subdivision Certificate for the relevant lots.
2. Street lights must have hoods or other appropriate design treatment (e.g. use of low glare street light luminaires) to minimise light spill in order to reduce ambient light haze as much as possible.
3. A Section 88B instrument must be placed on the lots containing the hatched area in Figure 12-2 to indicate that development for the purposes of any permanent structure must not be undertaken to accommodate for future road purposes.

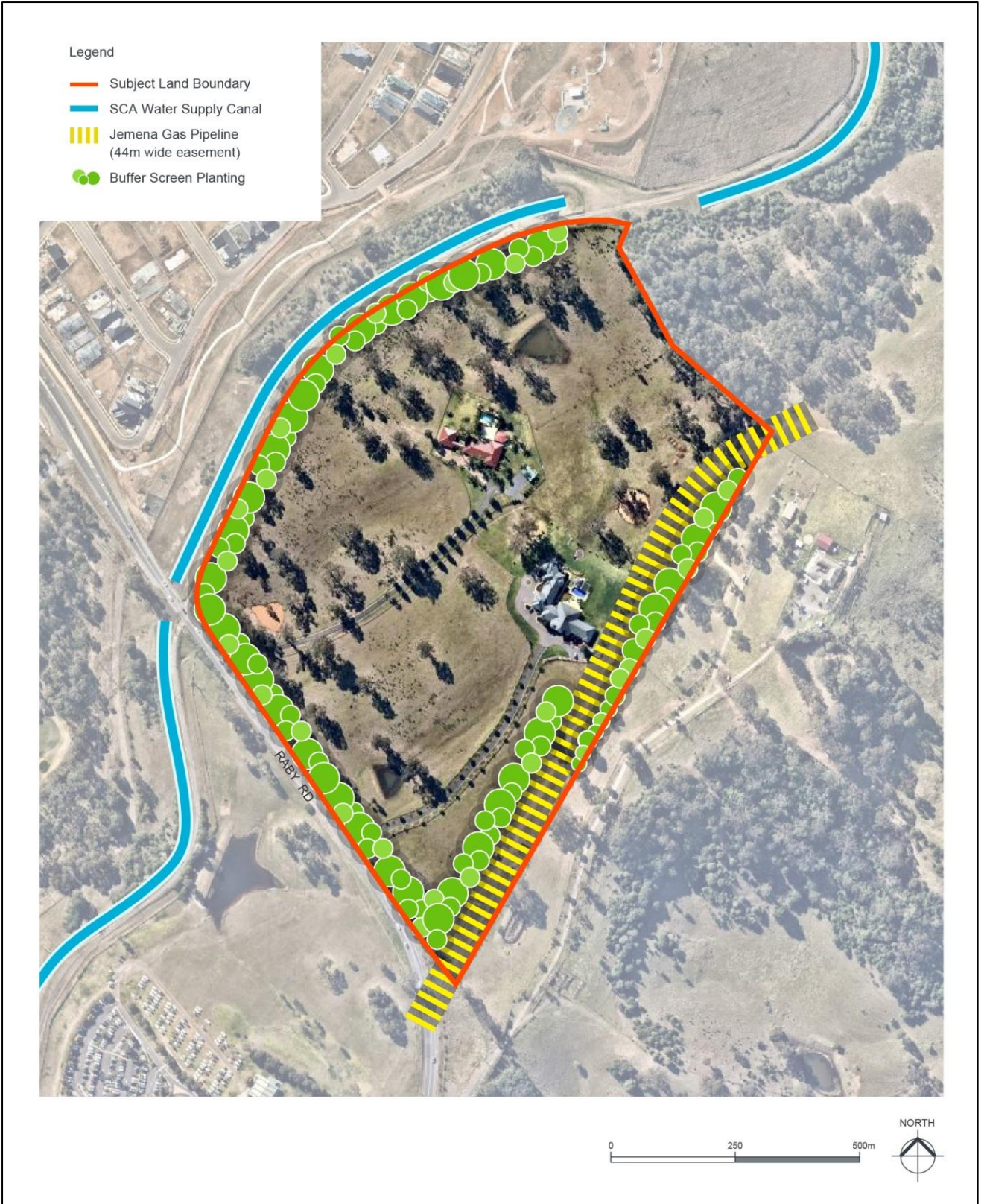


Figure 12-2: Landscape Map

S12.2 Subdivision Planning and Design

Objectives

- a. To protect the landscape and visual character of the Scenic Hills.
- b. To ensure new buildings, utility and ancillary structures do not pose an adverse impact on sensitive landscape areas such as the Scenic Hills, the settings of heritage items or heritage conservation areas or other places of heritage significance.

Controls

1. Materials and colours for buildings, utility and ancillary structures must adopt darker, recessive toned colours such as browns, dark greens, dark greys and charcoal. Both wall and roof cladding must be constructed of non-reflective materials.

S12.3 Centre Development Controls

Not Applicable

S12.4 Site Specific Residential Controls

Objectives

- a. To protect the landscape and visual character of the Scenic Hills.
- b. To ensure new buildings, utility and ancillary structures do not pose an adverse impact on sensitive landscape areas such as the Scenic Hills, the settings of heritage items or heritage conservation areas or other places of heritage significance.

Controls

1. Materials and colours for buildings, utility and ancillary structures must adopt darker, recessive toned colours such as browns, dark greens, dark greys and charcoal. Both wall and roof cladding must be constructed of non-reflective materials.

Note Refer to Part 4 of this DCP for General Controls for Residential Development

Further information

- Betteridge Consulting Pty Ltd, t / a MUSEcape , November 2015, 121 Raby Road, Leppington Visual Impact Assessment Peer Review (of Distinctive Living Design Landscape and Visual Analysis);
- Betteridge Consulting Pty Ltd, t / a MUSEcape , July 2015, Leppington Visual Impact Assessment Peer Review (of James Mather Delaney Design Landscape and Visual Analysis);
- JMD Design, February 2013, Landscape and Visual Analysis, 121 Raby Road Leppington;
- Distinctive Living Design, October 2015, Landscape and Visual Analysis, 121 Raby Road Leppington;
- PKA Acoustic Consulting, January 2016, Planning Proposal Acoustic Assessment, 121 Raby Road Leppington;
- Dominic Steele Consulting Archaeology, September 2015, Aboriginal Archaeological & Cultural Heritage Assessment, 121 Raby Road, Leppington;
- Douglas Partners, October 2015, Salinity Investigation and Management Plan, Land Capability Assessment, Lot 121 Raby Road Leppington;
- Lesryk Environmental Consultants, May 2014, Flora and Fauna Assessment;
- Douglas Partners, July 2014, Preliminary Site Investigation;
- Stefani Group, May 2015, Stormwater Management and Flood Assessment Report, 121 Raby Road Leppington;

- Australian Bushfire Protection Planners Pty Ltd, September 2015, Bushfire Constraints Assessment, 121 Raby Road Leppington;
- Traffix Traffic & Transport Partners, January 2016, 121 Raby Road Leppington;
- GLN Planning, May 2015, Open Space and Community Facilities Assessment, 121 Raby Road Leppington.

-End of Schedule-

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