



Part D – Locality Based/ Precinct Plans

Chapter D2: Berkeley (Berkeley Road Industrial Estate)

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1 INTRODUCTION

1. The Berkeley (Berkeley Road Industrial Estate) Precinct Plan is included in Part D of the DCP. Part A of the DCP contains the Introduction. Part B in the DCP provides land use based controls including controls for residential subdivision, residential development and industrial development. Part C of the DCP provides city wide controls for specific land uses. Part E of the DCP contains city wide planning / environmental assessment control chapters which may apply to certain lands in this precinct.
2. In the event that the provisions contained in this precinct plan are inconsistent with the provisions of any other part of the DCP, the provisions of this precinct plan shall prevail to the extent of the inconsistency.

2 LAND TO WHICH THIS PLAN APPLIES

1. This plan applies to lands within the Berkeley Road Industrial Estate and lands adjoining the Berkeley Hills, including the series of relatively undeveloped ridgelines, which are visually prominent from many vantage points throughout Wollongong. This plan seeks to encourage development which is sensitive to the scenic quality of the Berkeley Hills and to encourage the preservation and enhancement of a landscaped backdrop to development within this part of the city.

3 AIMS AND OBJECTIVES

1. The aims and objectives of this plan are to:
 - (a) Facilitate industrial development, which has regard to the scenic and environmental attributes of the Berkeley Hills;
 - (b) Encourage the efficient utilisation of industrial zoned land and to restrict development of land identified for environmental protection purposes;
 - (c) Provide for an effective transition between the industrial land and existing residential uses along Berkeley Road;
 - (d) Promote the provision of buffers between potentially conflicting land uses;
 - (e) Promote the retention of significant trees and vegetation on the site and to encourage the revegetation of cleared land;
 - (f) Encourage the preservation of the existing riparian environment on the site and to ensure the retention of downstream water quality.

4 SCENIC ENVIRONMENTAL QUALITY AND BUILT FORM

1. Any development on the site shall be of a design and height, which does not obstruct sightlines to the foothills to the south east of the site. Further, the height of development shall have regard to the need to preserve the elevated Berkeley Hills skyline and to minimise the impact of the development from major vantage points surrounding the site.
2. External finishes shall be non reflective and muted in tone. Further, the bulk of the building shall be visually relieved through measures including:

- (i) Alternating materials on the same elevation;
- (ii) Highlighting external features including fascias and down pipes.

5 LANDSCAPING

1. A landscape plan, prepared by an appropriately qualified horticultural consultant, shall be submitted in conjunction with any application for industrial development and shall detail the location, density and species of proposed planting. The landscape plan shall also identify the siting and species of existing vegetation throughout the site, with significant vegetation to be retained. The natural ground levels around existing trees shall be retained.
2. Landscaping shall be provided throughout the site and adjacent to the boundaries of the site to provide visual relief and a transition buffer between potentially conflicting land uses.
3. Planting within such locations shall be undertaken utilising a variety of species from those listed in Appendix 1 and shall compliment Council's guidelines for revegetation of the Berkeley Hills. Landscaping shall adhere to the following requirements:

(i) Watercourse Revegetation

4. Planting along the watercourse shall be provided and incorporated into the overall development of the site, using species native to the Berkeley Hills.

(ii) Transition Buffer

5. A landscaped buffer shall be incorporated into any development of the industrial land, to provide an interface between the heavy industrial land and the environmental protection zone or any adjoining residential development along Berkeley Road. Such buffer shall be a minimum of 5m in width and shall incorporate lower, middle and upper storey native planting, selected from the specified list in Appendix 1.

(iii) Berkeley Road

6. For sites greater than 1,500sqm, a 6m wide landscape strip shall be planted adjacent to the Berkeley Road frontage of land within this plan. A 3m wide landscape strip shall be provided for sites less than 1,500sqm. Tree planting, which at maturity shall include trees at various heights including a minimum of 25% above five metres shall be planted in stands along the western boundary of the development site.
7. Landscaping along the Berkeley Road frontage of the site shall incorporate mounding at a grade of 1:3.

(iv) Landscaping Requirements

8. Landscaping shall be provided throughout the development site to provide screening of buildings, car parking and outdoor storage areas. A minimum 3m wide landscape strip shall be provided adjacent to the frontage of any subdivided industrial lot, adjacent to the internal access road. A 1.5m landscape bed is required along the side boundaries between the building line and street alignment.

6 ACCESS DENIAL TO BERKELEY ROAD

1. Any proposed subdivision of the industrial zoned land shall provide for allotments with direct access from an internal access road. No direct access from Berkeley Road for lots within an industrial subdivision will be permitted.

7 RIPARIAN CORRIDOR WIDTHS

1. Any industrial development shall provide minimum 10 metre setback from the top of banks on both sides of the natural watercourse, to ensure that development does not impact upon or alter the existing riparian environment.
2. The applicant shall consult with the Department of Environment, Climate Change and Water, prior to the submission of a Development Application, to determine whether additional setbacks are required for development within 40 metres of the watercourse.

8 STORMWATER MANAGEMENT / FLOODPLAIN MANAGEMENT

1. Any Development Application for industrial subdivision or development will require the lodgement of appropriate stormwater concept plans and calculations in accordance with the Stormwater Management chapter in Part E of the DCP. Any subdivision / development should also be in accordance with the requirements of the Floodplain Management chapter in Part E of the DCP.
2. The drainage system shall be designed to ensure that there is no increase in floodwaters downstream of the development area and no reduction in downstream water quality.
3. Any detention basin or flood mitigation works shall be sited wholly within the industrial zoned land on the site and shall not be permitted to encroach on land zoned for environmental purposes.

9 SITE CONSTRAINTS – ELECTRICITY TRANSMISSION LINES AND WATER SUPPLY PIPELINES

1. Any proposal for development or subdivision of the industrial zoned land shall be accompanied by a survey plan detailing the location of the transmission line easement and water supply pipeline. Details of any relocation of the water supply easement shall be accompanied by written authority from Sydney Water.

10 NOISE IMPACT ASSESSMENT

1. Where Council deems necessary, due to the proximity of adjoining residences, a Development Application for industrial development may be required to be accompanied by a noise impact assessment report (ie prepared by a suitably qualified and experienced consultant who is a member of the Australian Acoustical Society or the Australian Association of Acoustical Consultants) which identifies:
 - (a) The existing LA_{90} background noise levels;
 - (b) Predicted LA_1 , LA_{10} and LA_{eq} noise levels associated with the proposed development; and
 - (c) Recommended noise impact mitigation measures.

APPENDIX

Recommended Tree / Shrub Planting List

Botanical Name	Common Name
<i>A. maidenii</i>	Maiden's Wattle
<i>A. mearnsii</i>	Black Wattle
<i>A. melanoxylon</i>	Blackwood
<i>Actephila lindleyi</i> (regionally rare)	Actephila
<i>Alchomea ilicifolia</i> (regionally rare)	Native Holly
<i>Alectryon subcinereus</i>	Native Quince or Wild Quince
<i>Alphitonia excelsa</i>	Red Ash, Red Almond or Soap Tree
<i>Baloghia inophylla</i>	Scrub or Brush Bloodwood
<i>Brachychiton acerifolius</i>	Flame Tree
<i>Cassine australe</i>	Red-Fruited Olive Plum
<i>Clerodendrum tomentosum</i>	Hairy Clerodendrum or Downy Chance Tree
<i>Croton verreauxii</i>	Green Native Cascarilla
<i>Cryptocarya microneura</i>	Murrogun
<i>Diospyros australis</i>	Black Plum
<i>Duboisia myoporoides</i>	Corkwood Tree
<i>Ehretia acuminata</i>	Koda
<i>Ficus coronata</i>	Sandpaper Fig
<i>Ficus macrophylla</i>	Moreton Bay Fig
<i>F. rubiginosa</i>	Rusty Fig
<i>F. superba var. henneana</i>	Deciduous Fig
<i>Glochidion ferdinandi</i>	Cheese Tree
<i>Hibiscus heterophyllus</i>	Native Hibiscus
<i>Melicope micrococca</i>	White doughwood
<i>Myrsine variabilis</i>	Muttonwood

Botanical Name	Common Name
<i>Notelaea venosa</i>	Large Mock Olive
<i>Pararchidendron pruinatum</i>	Snow Wood
<i>Pittosporum undulatum</i>	Sweet Pittosporum
<i>Planchonella australis</i>	Black Apple
<i>Polyscias elegans</i>	Silver Basswood
<i>Sarcomelicope simplicifolia</i>	Big Yellowwood
<i>Scolopia braunii</i>	Flintwood
<i>Stenocarpus salignus</i>	Scrub Beefwood
<i>Streblus brunonianus</i>	White Handlewood or Prickly Fig
<i>Syzygium australe</i>	Brush Cherry
<i>Syzygium smithii</i>	Lilly Pilly
<i>Toona ciliata</i>	Red Cedar

Understorey & Groundcover Species

Botanical Name	Common Name
<i>Abutilon oxycarpum</i>	Lantern Bush
<i>Breynia oblongifolia</i>	Coffee Bush
<i>Crinum pedunculatum</i>	Swamp Lily
<i>Citriobatus paucifloris</i>	Native Orange
<i>Dianella Spp</i>	Spreading Flax Lily
<i>Gymnostachys anceps</i>	Native Sarsaparilla
<i>Indigofera australis</i>	
<i>Lomandra longifolia</i>	Spiny Headed Mat Rush
<i>Pittosporum revolutum</i>	Yellow Pittosporum
<i>Plectranthus parviflorus</i>	Cockspur
<i>Prunella vulgaris</i>	Ground Ivy
<i>Solanum aviculare</i>	Kangaroo Apple