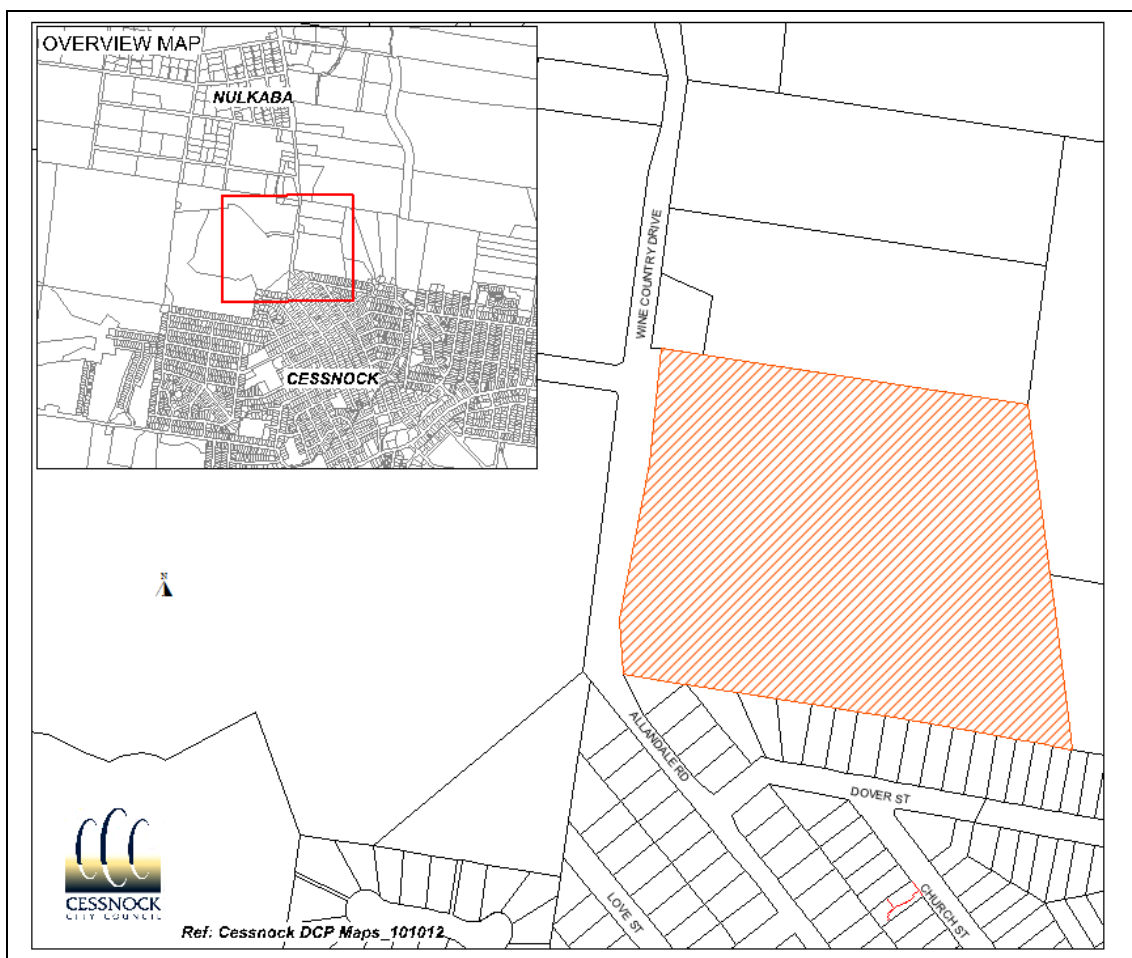


## F.2 - Cessnock (BC5) Urban Release Area



### DESCRIPTION

The Cessnock (BC5) Urban Release Area is located on the northern fringe of Cessnock with a frontage to Allandale Road and immediately adjacent to urban development along Dover Street.

At the commencement of the DCP the land is described as Lot 100, DP 7299762 and has traditionally been used for grazing. No important sites or land uses are located within the Urban Release Area.

The residential areas are to be developed in a single precinct, with a range of lot sizes that reflect the constraints of the site. Individual lots will generally accommodate one and two storey dwellings. Multi dwelling housing or dual occupancy proposals should ensure that potential impacts to privacy, solar access, visual amenity, traffic management and its suitability in relation to the form of adjoining development have been taken into account.

No overall Area Plan has been prepared for this Urban Release Area, as the area is relatively compact in relation to other sites. An overall Precinct Plan has been prepared instead.

## Development Requirements

Development of the land to which this DCP applies must be undertaken in accordance with the following requirements.

### 1 Staging Plan

All development applications for subdivisions shall include a staging plan, where the development is intended to be released sequentially.

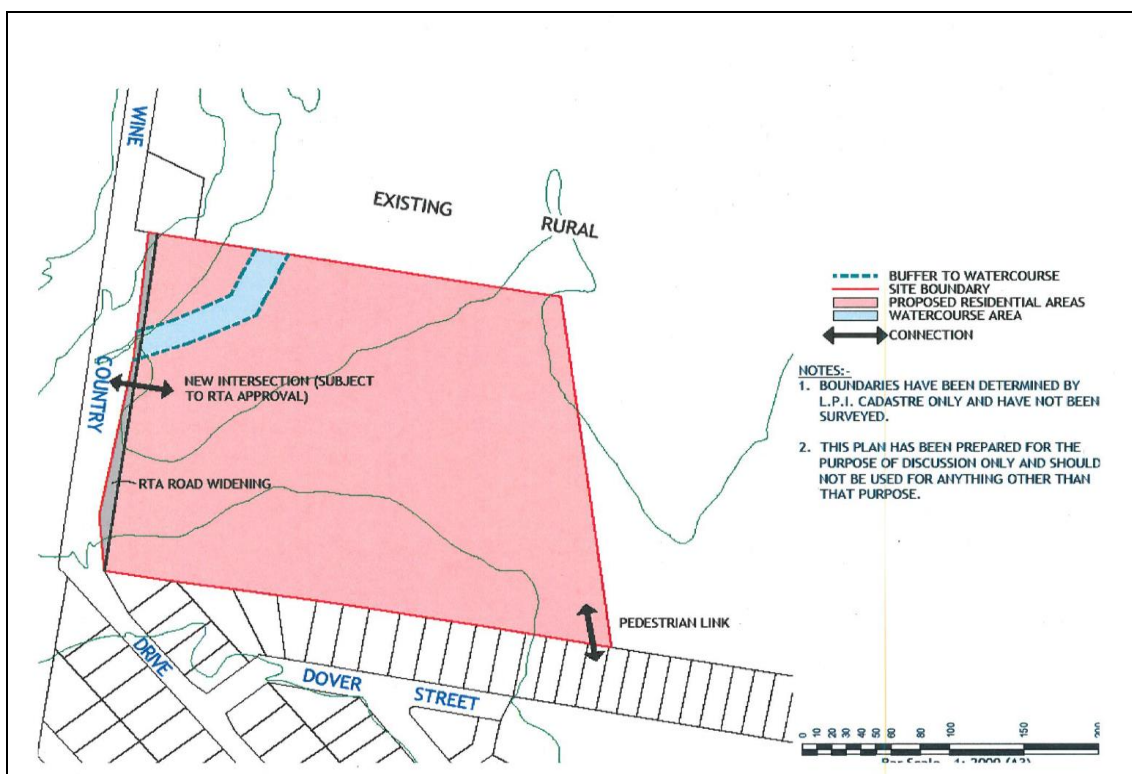


Figure 1: Precinct Plan

### 2 Transport Movement Hierarchy

There are no specific requirements for this Precinct.

### 3 Overall Landscaping Strategy

There are no specific requirements for this Precinct.

### 4 Passive and Active Recreational Areas

There are no specific requirements for this Precinct.

### 5 Stormwater and Water Quality Management Controls

There are no specific requirements for this Precinct.

### 6 Amelioration of Natural and Environmental Hazards

There are no specific requirements for this Precinct.

**7 Significant Development Sites**

There are no specific requirements for this Precinct.

**8 Residential Density**

There are no specific requirements for this Precinct.

**9 Neighbourhood Commercial and Retail Uses**

There are no requirements for this Precinct.

**10 Provision of Public facilities and Services**

There are no specific requirements for this Precinct.